

## OCP GUIDELINE REVIEW – DP001848

### PROTECTION OF RIPARIAN ECOSYSTEMS

This Development Permit Area is designated for protection of the natural environment, its ecosystems and biological diversity.

<p>(i) Any proposed <i>development</i> in the <i>Riparian Ecosystem Protection Area</i> should be located so as to avoid any damaging impact to the <i>Riparian Ecosystem Protection Area</i> and efforts should be made to protect and enhance the natural features of the <i>Riparian Ecosystem Protection Area</i>, including the tree cover and vegetation, drainage patterns and landforms.</p>	<p>Three environmental reports received:</p> <p><b>IER</b> (Cascade) August 19, 2020          Concludes that site is suitable and provides recommendations for development. Staff will ensure recommendations are followed.</p> <p><b>RAR</b> (Cascade) April 2018          Confirms that on site ditch is not connected to fish bearing water. Confirms that RAR setback for Alta Lake does not reach to parcel boundary.</p> <p><b>Memorandum</b> (cascade) July 27, 2018          Provides Site Profile &amp; Confirms that Fisheries Act and DFO approval are not required.</p> <p>Prior to adoption of “Zoning Amendment Bylaw (2077 Garibaldi Way) No. 2291, 2021”, the owner must register a development covenant in favour of the RMOW to require development of the site to be carried out per the recommendations of the Initial Environmental Review (Cascade Environmental, August 19, 2020) and that all Vaccinium found wild on the property be removed.</p> <p>The above is also proposed to be a condition of the issued Development Permit along with:</p> <p>Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC <i>Wildlife Act</i> with an adequate buffer. Special attention should be paid to detecting the presence of two species at risk with potential to occur on the site: Band tailed pigeon and common nighthawk.</p>
<p>(ii) New structures on a parcel should be located as far away from the <i>stream</i> as is possible or feasible and in any event as far away from the <i>stream</i> as existing <i>permanent structures</i>, if any, on the parcel.</p>	<p>New structures are located as far away as possible from the on site ditch as possible.</p>
<p>(iii) Applicants may be required to submit an environmental impact study, prepared by a <i>QEP</i>, to identify any potential issues relating to the proposed <i>development</i> and its impacts on the <i>Riparian Ecosystem Protection Area</i> and relating to protection,</p>	<p>Three environmental reports received. See comments related to item (i) above.</p>

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<p>preservation and enhancement of the <i>Riparian Ecosystem Protection Area</i>, and to identify any mitigative measures that should be undertaken.</p>	
<p>(iv) Where land and/or natural vegetation within 15 metres of the high water mark of a <i>stream</i> is or may be disturbed or damaged due to proposed <i>development</i>, the applicant may be required to provide habitat compensation for the portion of the area that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the <i>QEP</i> and based on a legal survey prepared by a certified B.C. Land Surveyor.</p>	<p>A habitat compensation plan by QEP will be required if vegetation clearing is required in the forested areas of the site. Vegetation clearing is not currently proposed in the forested areas of this site.</p>
<p>(v) To determine the location of the <i>Riparian Ecosystem Protection Area</i> on a parcel, the applicant may be required to confirm, with the assistance of a <i>QEP</i> and illustrated by certified legal survey, the 30 metre distance from the high water mark of the <i>stream</i> in relation to property lines and existing and proposed <i>development</i>.</p>	<p>Three environmental reports received. See comments related to item (i) above.</p>
<p>(vi) Development permits issued may vary applicable zoning or parking regulations, including but not limited to minimum setback requirements, to prevent disturbance to land and/or natural vegetation within the <i>Riparian Ecosystem Protection Area</i>.</p>	<p>n/a</p>
<p>(vii) Development permits issued may require that:</p>	<p>The following will be conditions contained within any issued Development Permit:</p> <ul style="list-style-type: none"> <li>a) Development of the site to be carried out per the recommendations of the Initial Environmental Review (Cascade Environmental, August 19, 2020).</li> <li>b) All <i>Vaccinium</i> found wild on the property to be removed.</li> <li>c) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC <i>Wildlife Act</i> with an adequate buffer. Special attention should be paid to detecting the presence of two species at risk with</li> </ul>
<p>(i) habitat and trees or other vegetation within the <i>Riparian Ecosystem Protection Area</i> be preserved or enhanced in accordance with the permit;</p>	
<p>(ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to minimize impact to <i>streams</i>, fish or wildlife species;</p>	
<p>(iii) specific <i>development</i> works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, permanent fencing,</p>	

<p>signage and access controls) be used to ensure minimal or no impact to the <i>Riparian Ecosystem Protection Area</i>;</p>	<p>potential to occur on the site: Band tailed pigeon and common nighthawk.</p>
<p>(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the <i>Riparian Ecosystem Protection Area</i>;</p>	
<p>(v) if any <i>species at risk</i> habitat and/or <i>ecosystems at risk</i> is identified protection measures be undertaken that follow best management practices for the <i>species</i> or <i>ecosystem at risk</i>;</p>	
<p>(vi) the recommendations contained in the environmental impact study be followed;</p>	
<p>(vii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the Riparian Ecosystem Protection Area (the “required works”). This security shall be in the amount of 110 per cent of the estimated value of the required works.</p>	<p>Under the multi-family residential DPA, a landscape security in the amount of 135% of the estimated costs of all hard and soft landscape works will be required prior to DP issuance, consistent with Council policy.</p> <p>Issuance of DP001848 will be subject to addressing the above matter to the satisfaction of the General Manager of Resort Experience.</p>
<p>(viii) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of riparian ecosystem development permit. The security taken pursuant to subsection (vii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated</p>	

## PROTECTION OF SENSITIVE ECOSYSTEMS

This Development Permit Area is designated for protection of the natural environment, its ecosystems and biological diversity.

<p>(i) Applicants should engage a <i>QEP</i> to identify and determine the boundaries of any <i>Sensitive Ecosystem Protection Area</i> on the parcel, identify any potential issues</p>	<p>Three environmental reports received:</p> <p><b>IER</b> (Cascade) August 19, 2020 Concludes that site is suitable and provides recommendations for development. Staff</p>
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<p>and impacts relating to the proposed <i>development</i>, provide recommendations on avoiding the <i>Sensitive Ecosystem Protection Area</i>, or, if encroachment is unavoidable, minimizing encroachment and providing compensatory habitat.</p>	<p>will ensure recommendations are followed.</p> <p><b>RAR</b> (Cascade) April 2018 Confirms that on site ditch is not connected to fish bearing water. Confirms that RAR setback for Alta Lake does not reach to parcel boundary.</p> <p><b>Memorandum</b> (Cascade) July 27, 2018 Provides Site Profile &amp; Confirms that Fisheries Act and DFO approval are not required.</p> <p>The following will be conditions contained within any issued Development Permit:</p> <ul style="list-style-type: none"> <li>a) Development of the site to be carried out per the recommendations of the Initial Environmental Review (Cascade Environmental, August 19, 2020).</li> <li>b) All <i>Vaccinium</i> found wild on the property to be removed.</li> <li>c) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC <i>Wildlife Act</i> with an adequate buffer. Special attention should be paid to detecting the presence of two species at risk with potential to occur on the site: Band tailed pigeon and common nighthawk.</li> </ul>
<p>(ii) Efforts should be made to locate <i>development</i> away from any <i>Sensitive Ecosystem Protection Area</i>.</p>	<p>This is a disturbed site, environmental reports in support of the proposal have been provided.</p> <p>Development is located away from sensitive areas.</p>
<p>(iii) Without limiting subsection (b) above, proposed <i>development</i> should be located and designed so as to minimize any alteration, damage or disruption to any <i>Sensitive Ecosystem Protection Area</i> and efforts should be made to protect and enhance natural tree cover and vegetation, drainage patterns and landforms.</p>	<p>Natural tree cover and vegetation will be enhanced.</p>
<p>(iv) New structures on a parcel should be located as far away from any <i>Sensitive Ecosystem Protection Area</i> as possible and as far away from any <i>Sensitive Ecosystem Protection Area</i> as any</p>	

existing <i>permanent structures</i> , if any, on the parcel.	
(v) Plan, design and implement <i>development</i> in a manner that will not lessen the natural function of any <i>Sensitive Ecosystem Protection Area</i> including by removing vegetation, altering surface water and groundwater regimes and flood mitigation capacity, and separating habitat from upland or adjacent habitat.	
(vi) Ensure that <i>core forest</i> habitat and <i>CWH forest</i> continue to provide interior conditions unaffected by nearby human activity.	This is a disturbed site, proposal does not affect CWH.
(vii) Consider variance of applicable zoning or parking regulations to prevent alteration, damage or disruption to any <i>Sensitive Ecosystem Protection Area</i> .	n/a
(viii) Where any <i>Sensitive Ecosystem Protection Area</i> is disturbed or damaged due to <i>development</i> , the applicant may be required to provide habitat compensation for the portion of the <i>Sensitive Ecosystem Protection Area</i> that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the <i>QEP</i> and based on a legal survey prepared by a certified B.C. Land Surveyor.	A habitat compensation plan by QEP will be required if vegetation clearing is required in the forested areas of the site. Vegetation clearing is not currently proposed in the forested areas of this site.
(ix) On-site habitat compensation is preferred but not mandatory. Habitat compensation may involve either or both restoration of existing habitat and creation of new habitat.	
(x) Development permits issued may require that:	The following will be conditions contained within any issued Development Permit:
(i) the <i>Sensitive Ecosystem Protection Area</i> be protected or enhanced in accordance with the permit;	a) Development of the site to be carried out per the recommendations of the Initial Environmental Review (Cascade Environmental, August 19, 2020).
(ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to minimize environmental impact;	b) All <i>Vaccinium</i> found wild on the property to be removed.
(iii) specific <i>development</i> works or construction techniques (e.g., erosion and sediment control measures, fencing off of	c) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct

<p>trees or vegetation, permanent fencing, signage and access controls) be used to ensure minimal or no impact to the <i>Sensitive Ecosystem Protection Area</i>;</p>	<p>bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC <i>Wildlife Act</i> with an adequate buffer. Special attention should be paid to detecting the presence of two species at risk with potential to occur on the site: Band tailed pigeon and common nighthawk.</p>
<p>(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the <i>Sensitive Ecosystem Protection Area</i>;</p>	
<p>(v) if any <i>species at risk</i> habitat and/or <i>ecosystems at risk</i> is identified protection measures be undertaken that follow best management practices for the <i>species</i> or <i>ecosystem at risk</i>;</p>	
<p>(vi) any <i>streams</i> not identified on Schedule J be protected consistently with the Protection of Riparian Ecosystems DPA guidelines;</p>	
<p>(vii) the recommendations contained in the environmental impact study and/or habitat compensation plan be followed;</p>	
<p>(viii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the <i>Sensitive Ecosystem Protection Area</i> (the “required works”). This security shall be in the amount of 110 per cent of the estimated value of the required works</p>	<p>Under the multi-family residential DPA, a landscape security in the amount of 135% of the estimated costs of all hard and soft landscape works will be required prior to DP issuance, consistent with Council policy.</p> <p>Issuance of DP001848 will be subject to addressing the above matter to the satisfaction of the General Manager of Resort Experience.</p>
<p>(ix) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of sensitive ecosystems development permit. The security taken pursuant to subsection (viii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated.</p>	

## MULTI-FAMILY RESIDENTIAL

This Development Permit Area is designated for the establishment of objectives for the form and character of multi-family residential *development*.

### SITE PLANNING AND BUILDING DESIGN

<p>(a) Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. Creative, site sensitive solutions are encouraged. Site planning is required to minimize disturbance to natural contours and existing vegetation, and fit the context of surrounding <i>development</i> and natural environment. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.</p>	<p>The proposal is considered to be consistent with this guideline.</p>
<p>(b) Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of this OCP.</p>	<p>The proposal includes, and staff supports, a minor variance for tandem parking for the employee townhouse units. Council has the authority to vary tandem parking as part of this development permit in accordance with this DPA objective clause (b).</p> <p>Staff provide the following information and analysis:</p> <p>The proposal requests a variance to permit one tandem parking space for each of the 14 employee townhouse units.</p> <p>The subject parcel will be zoned <b>RM74</b> (Residential Multiple Seventy-Four) and off-street parking and load shall be provided and maintained in accordance with the regulations contained in Part 6 of the Zoning Bylaw.</p> <p>Zoning and Parking Bylaw 303 definition: “<b>tandem</b> parking space” means a space for the parking of one motor vehicle, where the only access to the space is through an uncovered parking space;</p> <p>Each of the 14 employee townhouse dwelling units require two parking spaces per dwelling unit, calculated in accordance with Part 6 of the Zoning Bylaw. The proposal provides two parking spaces per employee townhouse dwelling unit, provided as one uncovered parking space and one tandem parking space inside the garage.</p> <p>Without a variance tandem parking is not permitted.</p>

	<p>Staff are of the opinion that the minor proposed variance to tandem parking furthers the objectives of this OCP, specifically:</p> <p>5.1.2. Objective House at least 75 per cent of Whistler's workforce within the resort community in livable, appropriate and affordable housing.</p> <p>5.1.2.5. Policy Consider allowing development of <i>employee housing</i> on underdeveloped private lands in residential neighbourhoods with close proximity to jobs, sustainable transportation, amenities and services and consistent with policies and criteria established for evaluation.</p>
(c) Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family <i>developments</i> . For example:	<p>This projected has been reviewed and supported by the Advisory Design Panel. See Panel comments and minutes from June 2, 2021 and May 18, 2022. Staff are of the opinion that the applicant adequately addressed the Panels comments with respect to these guidelines. The proposal is considered to achieve this guideline.</p>
(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.	
(ii) Use of a variety of colours, roof lines, architectural features and building materials. Large areas of unvaried material are strongly discouraged.	
(iii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.	
(d) Building materials should be sufficiently durable to withstand Whistler's harsh climate.	The proposal is considered to achieve this guideline.
(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i> . For example:	The proposal is considered to achieve this guideline.
(i) Roof forms should be modulated to reduce the apparent bulk of a building and to create more visual interest. Roof colour should be generally neutral or muted in order to blend with the natural landscape.	Roof form consists of a combination of flat and angled roofs. The proposal is considered to achieve this guideline.
(ii) Snow and drainage from roofs should not be dumped onto adjoining streets or properties. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.	<p>The design will likely achieve this, however, an outstanding submittal requirement is a snow shed report by a professional engineer confirming this.</p> <p>A condition of the development permit is: The applicant is to provide a roof snow shed report by a professional engineer, completed to the</p>



	satisfaction of the General Manager of Resort Experience, prior to issuance of a building permit for vertical construction.
(iii) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.	No roof mounted equipment is proposed.
(iv) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.	These aspects are not proposed.
(f) Provide usable, public and private <i>open spaces</i> to create opportunities for recreation and social activity, and provide buffers between uses.	The proposal is considered to achieve this guideline.
(g) Incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.	Sidewalk widths are 1.5 metres. Staff recommend the trail connection pathway around Building C to be compact granite crush.

ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	The proposal is considered to achieve this guideline.
(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.	n/a
(c) Townhouse parking may be a combination of covered parking attached to or within the <i>dwelling unit</i> , surface clusters, and underground parking as site conditions permit.	Townhouse parking is a combination of garage and driveway parking dedicated to each unit, plus 4 clustered visitor parking stalls. The proposal is considered to achieve this guideline.
(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	The proposal is considered to achieve this guideline.
(e) Surface parking should be screened and enhanced with landscaping and berms.	The proposal is considered to achieve this guideline.
(f) Parking areas should provide adequate areas for snow storage and drainage.	Adequate areas of snow storage are provided. Applicant has provided a stormwater management plan utilizing best environmental practices to confirm site drainage. The proposal is considered to achieve this guideline.

<p>(g) All accessible parking spaces should be located as close as possible to building entrances.</p>	<p>The proposal is considered to achieve this guideline.</p>
<p>(h) Bicycle storage facilities should be provided within buildings for residents' use.</p>	<p>All dwelling units provide garage space and multi-purpose space that can be utilized for storage. The proposal is considered to achieve this guideline.</p>
<p>(i) Solid waste storage should be designed as an integral element of the <i>development</i>—contained within the building or suitably screened and complementary to overall building design, and adequately sized to meet the needs of uses on site.</p>	<p>An independent garbage/recycling/mail building is proposed. Roof plan, elevations, materials and colours of this building are complimentary to overall building design.</p> <p>The required solid waste management plan has been provided and has been reviewed by staff to ensure the building is adequately sized to meet the needs of uses on site.</p> <p>The proposal is considered to achieve this guideline.</p>

EXTERIOR LIGHTING

<p>(a) Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is permitted.</p>	<p>No outdoor landscape lighting is proposed.</p>
<p>(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.</p>	<p>A condition written into any issued DP is that the exterior building lighting meet these guidelines.</p>
<p>(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare</p>	

SIGNAGE

<p>(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.</p>	<p>No signage is proposed.</p>
<p>(b) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.</p>	

FENCING

<p>(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.</p>	<p>No fencing is proposed on the subject parcel, however, fencing is proposed along the property line of 2073 Garibaldi Way to reduce impact of vehicle headlights casting light into neighbouring property. The proposal is considered to achieve this guideline.</p>
<p>(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.</p>	
<p>(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.</p>	<p>No chain link fencing is proposed.</p>

LANDSCAPING

<p>(a) Landscaping is a major, integral part of a project design and planting should emphasize the natural setting while enabling solar access into residential units.</p>	<p>The proposal is considered to achieve this guideline.</p>
<p>(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.</p>	<p>Under the multi-family residential DPA, a landscape security in the amount of 135% of the estimated costs of all hard and soft landscape works will be required prior to DP issuance, consistent with Council policy.</p> <p>Issuance of DP001848 will be subject to addressing the above matter to the satisfaction of the General Manager of Resort Experience.</p>
<p>(c) Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to the Highway 99 right-of-way that is densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.</p>	<p>The applicable zoning requires a 20 metre building setback adjacent to Highway 99. Vegetation in the 20 metre setback will comprise of existing trees to remain, additional planting and a naturalized landscape. The proposal is considered to achieve this guideline.</p>
<p>(d) Wherever possible, mature trees should be preserved and integrated with new landscaping</p>	<p>Mature trees are proposed to be retained. A habitat compensation plan by QEP will be required if vegetation clearing is required in the forested areas of the site.</p>
<p>(e) Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.</p>	<p>Applicant has provided a stormwater management plan utilizing best environmental practices to confirm site drainage. The proposal is considered to achieve this guideline.</p>
<p>(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest</p>	<p>The proposal and specified plant species, is considered to achieve this guideline.</p>

STREETSCAPE

<p>(a) Pedestrian areas, including sidewalks and pathways located on or adjacent to the site, should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered year-round travel for both pedestrians and persons with accessibility challenges. Consideration should be given to snow clearing and snow storage areas.</p>	<p>Sidewalk widths are an appropriate width and material, typical of townhouse developments in Whistler. The proposal is considered to achieve this guideline.</p>
<p>(b) Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.</p>	<p>Building entrances are accessed from driveways, typical of townhouse unit access in Whistler. The proposal is considered to achieve this guideline.</p>
<p>(c) Building entrances, lobbies, stairs, corridors and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, gentle pedestrian access grades, more generous steps, and heavier more durable materials should be provided.</p>	<p>n/a</p>
<p>(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.</p>	<p>Pathways and trails are provided. The proposal is considered to achieve this guideline.</p>

## WILDFIRE PROTECTION (MODERATE RISK)

This Development Permit Area is designated for the protection of *development* from hazardous conditions; specifically protection from wildfire.

Pursuant to section 488(4) of the *Local Government Act* a development permit is not required in respect of the following:

- (d) any *development* in the area shown on Schedule S as “Moderate Risk”, provided that the proposed *development* will not include:
  - (i) a new roof or a complete roof replacement using *untreated wood shakes* as a roofing material;
  - (ii) new coniferous vegetation within 3 metres of a principal building, measured from the outermost part of the building to the trunk of the tree, shrub or hedge as applicable;

As shown on Schedule S, the subject parcel is within the Wildfire Protection “Moderate Risk” area. As the proposed development will not include untreated wood shake as a roofing material nor will it include any new coniferous vegetation within 3 metres of a principal building, staff confirm that DP001848 is exempt from the requirements of this Development Permit Area as per exemption (d) and the above rationale.