



The Corporation of the District of North Vancouver

CORPORATE POLICY MANUAL

Section:	Planning & Development	13
Sub-Section:	Community Planning - Individual Areas	6520
Title:	DEVELOPMENT OF INDIAN ARM PROPERTIES	1

POLICY

OBJECTIVE:

To protect the scenic landscapes and natural beauty of Indian Arm and ensure any and all new development is undertaken in a comprehensive, safe and environmentally sensitive manner.

REASON FOR POLICY

Recognizing communities along Indian Arm wish to maintain a rural lifestyle, it is the intent of the District to allow appropriate development on existing lots of record in the existing Indian Arm communities while directing future growth, and provision of municipal infrastructure, to the urban areas of the municipality.

DEFINITIONS

For the purposes of this policy,

“**Approving Officer**” means the person who is appointed by Council as such under the Land Title Act, and includes his or her lawful deputy;

“**Rural Residential**” means areas designated for low density residential development located outside the urban containment boundary of the municipality as identified on Schedule A.

“**Appropriate Development**” means the construction, alteration or addition of a building or structure on an existing lot of record that complies with municipal zoning and servicing requirements.

“**Additional Density**” means an Official Community Plan Amendment, Rezoning, and/or Subdivision resulting in a higher intensity of use.

“**Single Source**” means, in the context of water supply a single set of infrastructure connected to a source of water where the end supply is for only one dwelling.

GENERAL PROVISIONS

1. Applications proposing additional density will not be supported. Lot consolidation or property line realignment where no additional parcels are being created may be considered at the discretion of the Approving Officer.
2. A community or municipal sanitary sewerage system will not be developed by the municipality therefore any development shall be required to incorporate a sanitary sewerage system that meets requirements of the *Sewerage Disposal Regulations* for private systems or the *Municipal Sewage Regulation* under the *Environmental Management Act* for communal systems.

3. In the absence of an established community or municipal water system the provision and maintenance of a safe and adequate supply of potable water shall be required for any development and must meet the Municipal Master Requirement SPE 109 (communal system) or SPE 110 (private system) and any standards set by the Vancouver Coastal Health Authority or the Ministry of Environment. Licences to utilize a service corridor, through District land(s), may only be granted if on-site sources are not feasible. Private, single source water systems' using surface water sources (creeks) is discouraged.
4. Centralized solid waste and recycling services will be provided by the District for road access property owners at the designated drop-off spot on Indian River Drive to dispose of their domestic refuse and recycling materials based on the established fee for service, as amended.
5. Fire suppression measures shall be incorporated in accordance with Building Regulation Bylaw 7353, as amended.
6. Any request by a property owner for use of District land(s) for servicing, access or parking (including Building Permit applications) will be required, wherever reasonably possible, to utilize an existing servicing corridor. The District may also require new service corridors on District land(s) to provide for shared use by adjacent property owners.
7. No municipal and/or private road construction or extensions will be supported to facilitate development with the exception of limited impact private driveways which may be considered at the discretion of the Chief Building Official or Approving Officer, in accordance with the development criteria outlined in this policy. Use of District land for new private road/driveway construction will only be considered where the proposed use meets the development criteria, and minimizes impacts on the environment.

DEVELOPMENT CONSIDERATIONS AND EVALUATION CRITERIA

The following must be addressed as part of any development application (including building permit applications on existing lots):

- i. safe for the use intended;
- ii. topographical constraints;
- iii. soil characteristics;
- iv. surface and subsurface drainage;
- v. any potential hazards such as flooding, erosion, land slippage, debris flow, wildland fires, avalanches, rockfall or similar risks;
- vi. protection of sensitive environmental areas and critical fish and wildlife habitat;
- vii. protection of significant natural, historical and archaeological features;
- viii. protection against pollution and other environmental and public health risks;
- ix. quality of the water and availability of adequate supply;
- x. availability and adequacy of sewerage disposal system;
- xi. access to the property is demonstrated (either by water, public road or private road);
- xii. servicing, access or parking required to facilitate the development can be accommodated within an existing service corridor. If not practical or feasible, an easement may be granted under certain conditions;
- xiii. obtainment and submission of all necessary documentation undertaken by an applicable qualified professional(s) acceptable to the District;
- xiv. obtainment and submission of all necessary external agency approval(s) acceptable to the District; and,
- xv. demonstrated compliance with all applicable plans, policies and regulations of the District.

AUTHORITY TO ACT

Delegated to Council or Staff

Approval Date:	May 11, 1970	Approved by:	
1. Amendment Date:	September 5, 1972	Approved by:	Policy & Planning Committee
2. Amendment Date:	July 4, 1977	Approved by:	Policy & Planning Committee
3. Amendment Date:	January 25, 1982	Approved by:	Policy & Planning Committee
4. Amendment Date:	December 11, 1995	Approved by:	Regular Council
5. Amendment Date:	September 13, 2010	Approved by:	Regular Council