

# APPENDIX ‘A’ DEVELOPMENT PERMIT GUIDELINES

## A VISION FOR MAIN STREET



“A TOWN ON TRACK”

## DEVELOPMENT PERMIT AREA

### 1. Justification

The *Local Government Act* allows Development Permit Areas to be established for the form and character of commercial, industrial, or multi-family residential development. Council's objective in designating a Development Permit Area within the Village of McBride is to gain a measure of control over aspects of certain development that are deemed important. The Development Permit Area is intended to allow Council the ability to review design plans for new construction or alteration of existing buildings to ensure consistency with the desired railway style. Construction of, addition to, or alteration of existing buildings or structures is not to be commenced until approved by Council through the issuance of a Development Permit.

### 2. Area

This Development Permit Area matches the area designated on the Plan map - Schedule 'B'. There are some exceptions to the need for a Development Permit, which are outlined below.

### 3. Background

Since 1985, Council and the residents of the Village of McBride have supported the concept of a turn-of-the-century railway style for the Village of McBride. Anchored by the railway station at one end, and a handsome railway style arch at the entrance, Main Street is intended to be the focus of the railway style. By establishing this area with a unique identity – repeating railway style elements along the main thoroughfare – visitors and residents alike should be able to recognize this area clearly as “A Town on Track”.

## DESIGN GUIDELINES - WHAT IS A “RAILWAY STYLE”?

**FORM AND SHAPE** – linear lines like railroad tracks, covered sidewalks and seating areas, round railway station clocks, angled and overhanging roof lines, “waiting area” benches, false domed roofs.

Basic storefronts can be enhanced to varying degrees with elements that suggest old style railway buildings. The application of colors, wood trim and mouldings, wrought iron, canopies with under-hanging signage, false fronts on rooflines, to name a few, can change an existing building or enhance a new building to reflect the desire railway style.



**APPEARANCE – ROOF LINES** – this sloping roof style, reminiscent of old railway stations, would give a new building or a retro-fit, a distinctive “railway style”.



**DECORATIVE ELEMENTS** - A “RAILWAY STYLE” CLOCK – simple decorative additions can add an element of “railway style”





**SIGNAGE** - Signs can incorporate the railway style with shape, colour, and illustration. They should not be of a size that would be detrimental to the visual effect of the street.



**SIZE AND SHAPE** - Long expanses of straight walls should be avoided. Design of larger buildings should take into account the turn-of-the-century propensity for smaller buildings, and should be designed in such a way that the visual effect creates the impression of smaller buildings

**MURALS** – attractive “railway style” murals on large expanses of wall is an effective way to make the building look smaller, as well as an attraction for tourists and residents alike.



**COLOUR** – the turn-of-the-century palette is vibrant but not garish or overly bright, soft and muted but not dull, and can also be dark and intense - deep blues, vibrant and dark earth tones. Soft and muted yellows and creams, brick, rock and earth tones. Colours used on building exteriors shall follow as closely as possible a heritage palette, be complementary to the surroundings, and in keeping with the railway style. A sampling of the suggested range of colours is shown below.



**BUILDING EXTERIORS** - Buildings should have some surfacing with materials which are, or have an appearance similar to the natural woods, brick, or stone used in turn-of-the-century construction.



**Canopies and Awnings** - Canopies and awnings are one of the most economical means of providing pedestrian protection, and can add an element of interest as well as fit into the railway style. Overhanging canopies can be made to look like a railway station waiting area.





**DECORATIVE SCROLL WORK OR MOULDINGS** – this support system under an awning gives a distinctive “turn-of-the-century” look.



**RESIDENTIAL BUILDING ENHANCEMENT** - a cupola built onto the top of this mobile home instantly turns it into a “caboose” style home.



**PARKING** – residential parking in conjunction with the development shall be directed behind the buildings using lane access. Other parking shall be as specified by other bylaws.

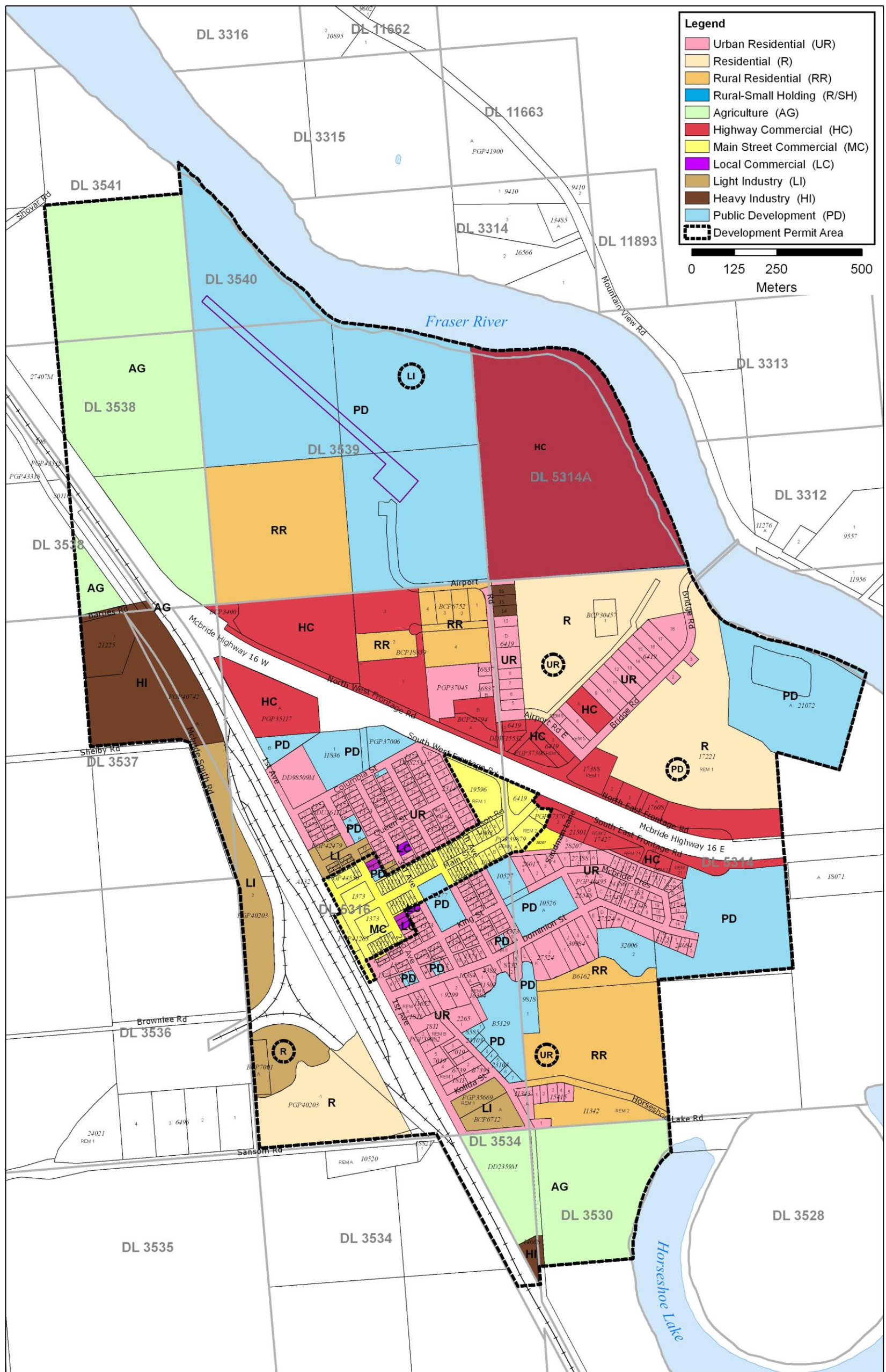
**EXEMPTIONS** – a Development Permit will not be required in the following instances:

- for construction that is undertaken within the exterior walls of a principal building or structure
- for the construction or renovation of a single-family dwelling, or a two-family (duplex) dwelling unit
- for the construction or alteration of signs and canopies or awnings which conform to the relevant Development Permit Area Guidelines, subject to approval through a review process
- for exterior painting, subject to approval through a review process

New development should reflect some of the above. Existing development, with as little as paint and signage, has the ability to reflect some of the above. It is hoped that, over time, the Village of McBride will look in every way like a “Town on Track” that will attract new residents to stay, and visitors to stay longer and explore all the area has to offer. Creating a unique atmosphere is the first step.



Schedule 'B' to Bylaw 682  
Land Use Designations



CERTIFIED A TRUE AND CORRECT COPY OF  
SCHEDULE 'B' TO OFFICIAL COMMUNITY PLAN BYLAW  
NO. 682, 2008

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CLERK

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MAYOR