



December 31, 2003 h:\gis-2000\maps\ocp_maps\dp_area_maps (layout 10.3)

Map 10.3
 Development Permit Area 3
 James Bay and the Outer Harbour



DEVELOPMENT PERMIT Area 3, JAMES BAY AND THE OUTER HARBOUR

1. Pursuant to Section 919.1 (1) (f) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.3 is designated as Development Permit Area (DPA) 3, James Bay and the Outer Harbour, for the purposes of establishing objectives and providing guidelines for the form and character of multi-family residential, commercial and industrial development.
2. The objectives which justify this designation are:
 - (a) To enhance the character of the Outer Harbour as a maritime gateway to Victoria;
 - (b) To realize the aesthetic and economic potential of the Outer Harbour waterfront; through the:
 - (c) Protection of high-quality views across the Outer Harbour by preserving or establishing view corridors;
 - (d) Protection of the natural shoreline and where practical, the securing of public access.
 - (e) Maintenance of a high standard of building form and architecture.
3. The following guidelines will apply within DPA 3 to achieve the objectives set out in Section 2:
 - Advisory Design Guidelines for Buildings, Signs and Awnings (1981).
 - Victoria Harbour Plan, 2001.
4. Where there is any conflict between any provisions of the guidelines specified in Section 3 and the provisions of the Official Community Plan, the provisions of the Official Community Plan will prevail.
5. For all Development Permit Areas designated solely under Section 919.1 (1) (f) and pursuant to the provisions of Section 919.1 (4), proposals for single family and duplex are excluded and exempt from any Development Permit requirements or procedures.