



December 31, 2003 p:\gis-2000\maps\ocp maps\dp area maps (layout 10.12)

Map 10.12
 Development Permit Area 12
 Oak Bay Avenue



DEVELOPMENT PERMIT Area 12, OAK BAY AVENUE

1. Under Section 919.1(1) (d) and (f) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.12 is designated as Development Permit Area 12, Oak Bay Avenue, for the purpose of:
 - i. Revitalizing an area in which a commercial use is permitted;
 - ii. Establishing objectives and providing guidelines for the form and character of industrial, commercial and multi-family residential development.

This designation enables Council to approve the particulars of the exterior design and finish of all buildings and structures and also to establish landscaping standards.

2. The designation is justified by all of the following objectives:
 - (a) To revitalize an area in which commercial use is permitted and which has been designated for that purpose;
 - (b) To reinforce and enhance the character of Oak Bay Avenue as a significant entry into the City and the portions of Oak Bay Avenue as a neighbourhood shopping area;
 - (c) To ensure that new development is compatible with adjacent residential areas and the neighbourhood;
 - (d) To realize the aesthetic and economic potential and importance of Oak Bay Avenue.
3. All of the following guidelines apply to achieve the objectives set out in Section 2:
 - Advisory Design Guidelines for Buildings, Signs and Awnings;
 - Oak Bay Avenue Report (1982).
4. Where there is any conflict between provisions of the guidelines specified in Section 3 and the provisions of the Official Community Plan, the provisions of the Official Community Plan prevail.
5. Under the authority of section 919.1 (1) (d) and (f) of the Local Government Act, a proposal for a single family dwelling or a duplex does not require a development permit and is exempt from development permit procedures.