



June 14, 2004 h:\gis-2000\planning\ocp_maps\dp_area_maps (layout 10.16)



Map 10.16
 Development Permit Area 16
 Selkirk



DEVELOPMENT PERMIT Area 16, SELKIRK

1. Pursuant to Section 919.1 (a) (d) and (f) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.16 is designated as Development Permit Area 16, Selkirk.
2. The purpose of this designation is to:
 - (a) Protect the natural environment;
 - (b) Revitalize an area in which a commercial use is permitted and which has been designated for that purpose by the Minister; and
 - (c) Establish objectives and guidelines for the form and character of commercial, light industrial and multi-family residential developments.
3. This designation is justified by:
 - (a) the need to revitalize this heavy industrial site for a range of uses, including commercial uses; and
 - (b) the objectives of:
 - i. Developing the area in a comprehensive, coordinated manner;
 - ii. Integrating the uses of the area into the character of the Burnside-Gorge District of Victoria;
 - iii. Developing and integrating a mix of uses of the area to provide variety and to meet public and community needs;
 - iv. Developing a continuous and accessible public waterfront; and
 - v. Ensuring environmental impacts are minimized.
4. To achieve the objectives, the following guidelines apply within Development Permit Area 16:
 - (a) The Selkirk Waterfront Urban Design Manual that was prepared by de Hoog D'Ambrosio Rowe, Architects (June 1993);
 - (b) The timing of residential construction is subject to the provision of open park space in accordance with the Selkirk Waterfront Urban Design Manual referred to in paragraph (a); and
 - (c) Development permit applications for subdivision must be secured as a covenant under Section 219 of the Land Title Act to restrict maximum floor area within a building and according to use.
5.
 - (a) If a provision of the guidelines specified in Section 4 is inconsistent with or in conflict with another provision in the Official Community Plan, that other provision prevails.
 - (b) If there is an inconsistency or a conflict among the provisions of the guidelines specified in Section 4,
 - i. the guideline in paragraph 4(c) prevails over other guideline provisions; and
 - ii. a provision in the guideline specified in paragraph 4(b) prevails over a provision in the guideline specified in paragraph 4(a).