



Map 10.27
 Development Permit Area 27
 East Fort Street



DEVELOPMENT PERMIT Area 27, EAST FORT STREET

1. Under Section 919.1 (1) (f) of the Local Government Act, the area shown within the heavy dark grey line on Map 10.27 is designated as Development Permit Area 27, East Fort Street, for the purpose of establishing objectives and providing guidelines for the form and character of commercial and multifamily residential development.
2. This designation is justified by all of the following objectives:
 - (a) To reinforce and enhance the character of eastern Fort Street as a significant entry into the City and the portions of eastern Fort Street as a neighbourhood shopping area;
 - (b) To ensure that new development is compatible with adjacent residential areas and the neighbourhood;
 - (c) To realize the aesthetic and economic potential and importance of eastern Fort Street.
3. The Advisory Design Guidelines for Buildings, Signs and Awnings 1981 apply to achieve the objectives set out in Section 2.
4. Where there is any conflict between provisions of the guideline 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(4) 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.