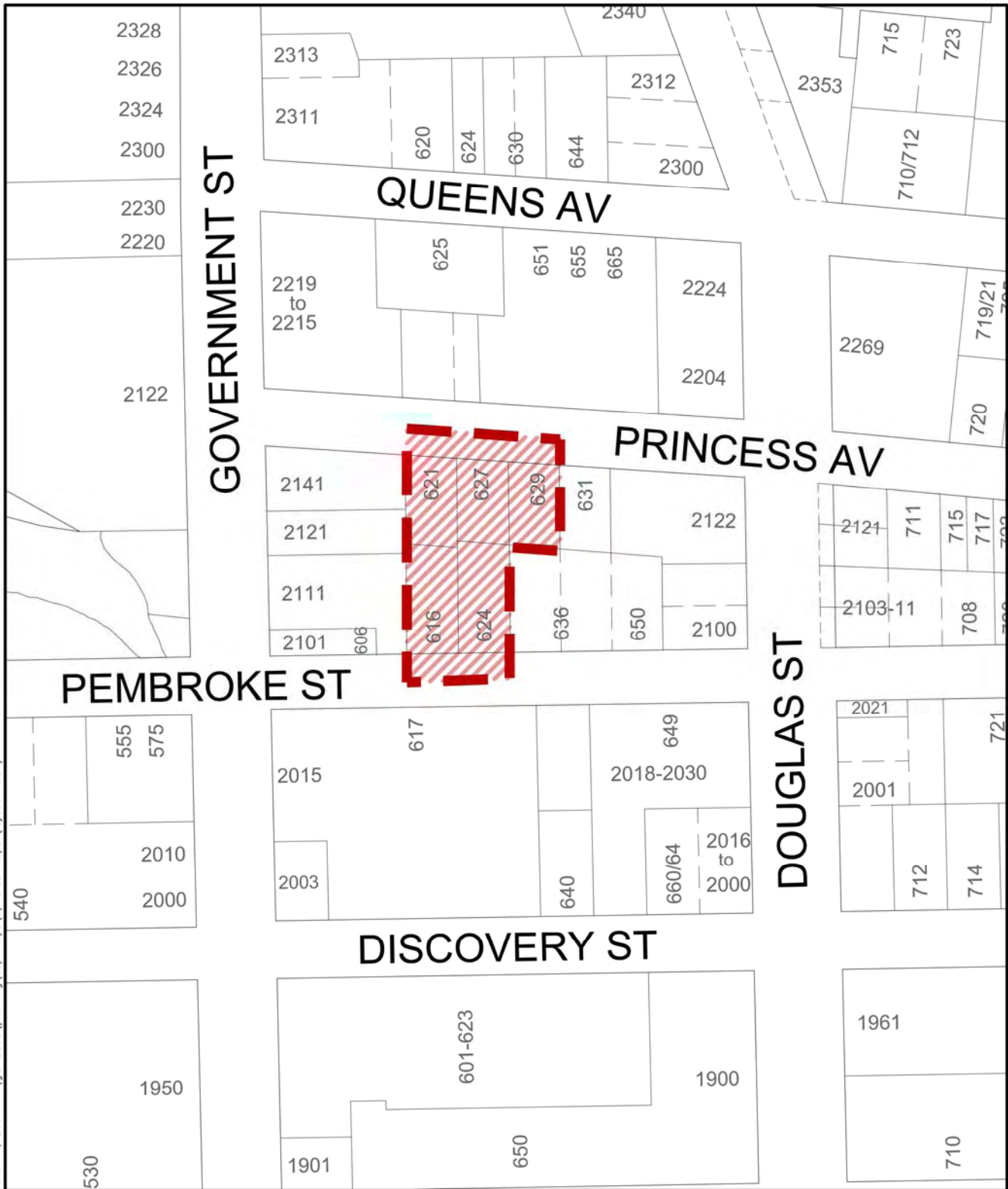


June 14, 2004 h:\gis-2000\planning\ocp\_maps\dp\_area\_maps (layout 10.31)



Map 10.31  
Development Permit Area 31  
Princess



## DEVELOPMENT PERMIT Area 31, PRINCESS

1. Under Section 919.1 (1) for the purposes of section 920 of the *Local Government Act*, the area shown within the heavy dark grey line on Map 10.31 is designated as Development Permit Area 31, Princess, for the purposes of:
  - (a) Revitalizing an area in which mixed use developments are permitted; and
  - (b) Establishing objectives and guidelines for the character of development where industrial, commercial, live-work and work-live uses are combined including the form and exterior design and finish of buildings and landscaping.
2. The objectives that justify this designation are:
  - (a) To accommodate the demand for new industries including “high tech” and “call centres” close to downtown;
  - (b) To encourage and facilitate the development of “work-live”, “live-work”, micro-businesses and arts oriented businesses close to downtown;
  - (c) To minimize noise, odour and other impacts where work and living activities are combined;
  - (d) To regulate the form, exterior design and finish of buildings and landscaping.
3. To achieve the objectives, the following guidelines apply in Development Permit Area 31:
  - (a) *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*;
  - (b) *Work-Live Design and Planning Guidelines (1999)*.
4. Other provisions of the Official Community Plan prevail if there is a conflict between any of them and the provisions of the Guidelines specified in Section 3.