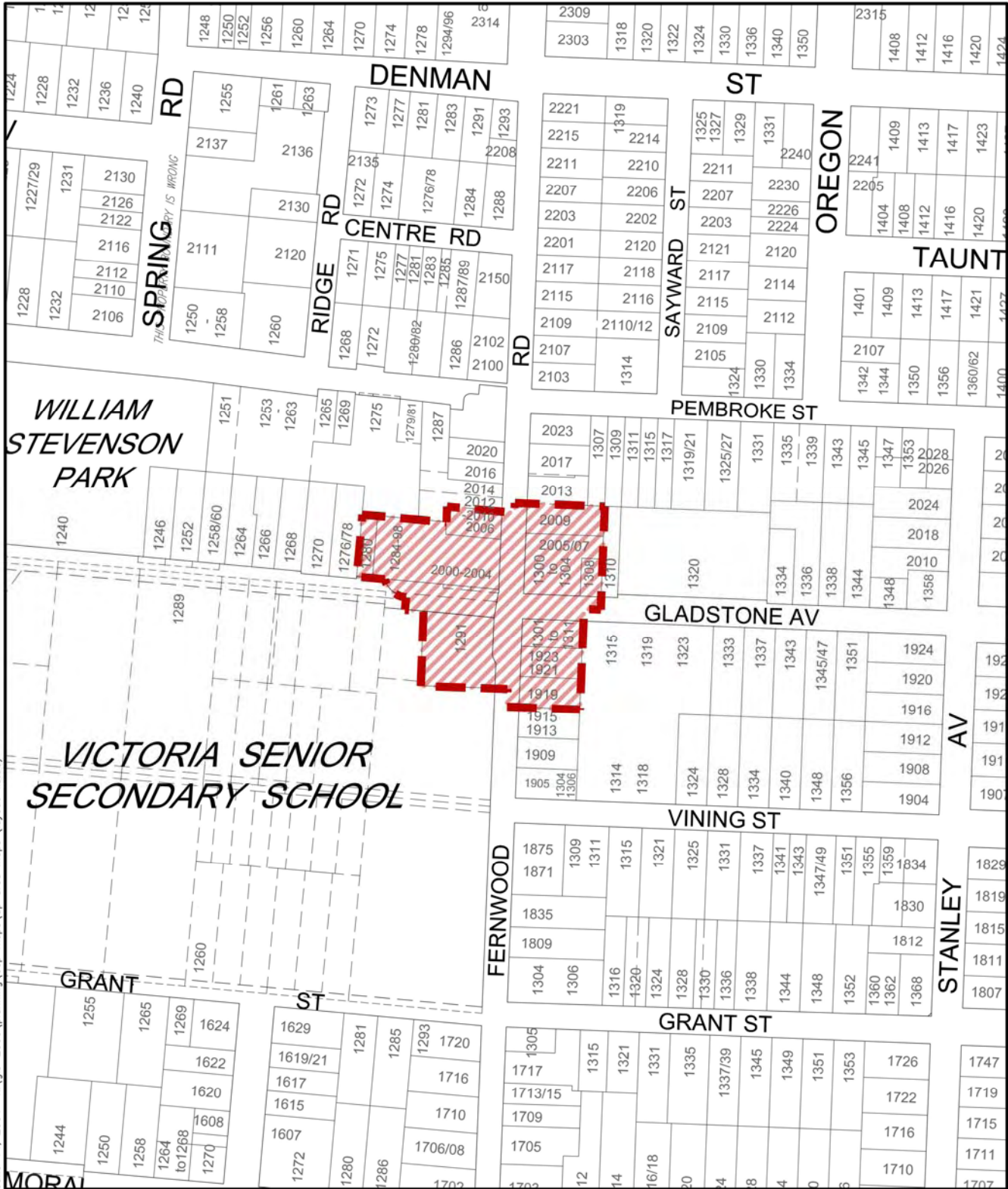


June 14, 2004 h:\gis-2000\planning\ocp_maps\dp_area_maps (layout 10.33)



Map 10.33
 Development Permit Area 33
 (Heritage Conservation)
 Fernwood Village



DEVELOPMENT PERMIT Area 33 (HERITAGE CONSERVATION), FERNWOOD VILLAGE

1. Under sections 919.1 and 970.1, for the purposes of section 920 and 971, of the *Local Government Act*, the area shown within the heavy line on Map 10.33 is designated as Development Permit Area 33 (Heritage Conservation), Fernwood Village for the following purposes in relation to the Fernwood neighbourhood are of the City of:
preserving and enhancing heritage qualities;
 - (a) revitalizing commercial vitality;
 - (b) establishing policy objectives and guidelines for the form and character of buildings, including exterior design and finish, and landscaping standards.
2. This designation is justified by
 - (a) the presence of heritage buildings in the area;
 - (b) alterations and additions to new buildings in the area.
3. This objectives of this designation are:
 - (a) the conservation of heritage buildings;
 - (b) the exercise of design control over alterations and additions to new and existing buildings to conserve the heritage character of the area;
 - (c) the revitalization and enhancement of the commercial core of the Fernwood neighbourhood.
4. To address the special conditions and objectives, the following guidelines apply in Development Permit Area 33 (Heritage Conservation):
 - (a) *Standards and Guidelines for the Conservation of Historic Places in Canada* prepared by Parks Canada;
 - (b) *Advisory Design Guidelines for Buildings, Signs, and Awnings (1981)*;
 - (c) *City of Victoria Heritage Program Sign & Awning (1981) Guidelines*.
5. Other provisions of this Plan prevail if there is a conflict between any of them and the provisions of the Guidelines specified in Section 3.