



June 5, 2008 n:\gis-2000\maps\ocp\maps\dp area maps (layout 10.39)



Map 10.39
 Development Permit Area 37
 Gorge Road



DEVELOPMENT PERMIT Area 37, GORGE ROAD

1. (1) Under Section 919.1 (1) (d), (e), and (f) of *the Local Government Act*, the land shown within the heavy black dotted line on Map 10.39 is designated as Development Permit Area 37, Gorge Road for the following purposes:
 - a) revitalizing an area in which commercial uses are permitted;
 - b) establishing objectives and providing guidelines for the form and character of industrial and commercial development;
 - c) establishing objectives and providing guidelines for the siting, form, exterior design and finish of intensive residential development.
- (2) Council may impose requirements
 - a) regarding the character of the development, including landscaping, and the siting, form, exterior design and finish of all buildings and structures being revitalized under sections 1(1)(a) and (c), and
 - b) for the form and general character of industrial and commercial development under section 1(1)(b).
2. In this Development Permit Area, “intensive residential development”
 - a) means rezoning to permit three or more dwelling units on a lot, and
 - b) may include commercial or industrial land uses as part of a development where Council has determined that special conditions exists that merit inclusion into this Development Permit Area.
3. The designation is justified by the following objectives:
 - a) to ensure that the scale, quality and character of the development supports and enhances the quality of the local neighbourhood; and
 - b) to ensure a high standard of architectural and streetscape design.
4. For the purpose of achieving the objectives, the City’s guidelines listed below apply to the preparation of development plans for individual buildings or complexes of buildings:
 - a) *Gorge Road Guidelines, 2006;*
 - b) *Advisory Design Guidelines for Buildings, Signs and Awnings (1981).*
5. (1) A development permit is not required when
 - a) only internal alterations are made to a building or structure, or
 - b) a single family dwelling, accessory building, or structure is constructed or altered.
- (2) Amendments are permitted to a development permit without further Council approval if the general character of the development is in keeping with the general intent and approval of the development permit.
6. The provisions of this Official Community Plan prevail if there is a conflict between any of them and the provisions of the guidelines specified in Section 4.