



## DEVELOPMENT PERMIT Area 39 – ROUNDHOUSE

1. Under section 919.1, for the purposes of section 920 of the *Local Government Act*, the area shown within the heavy black dotted line on Map 10.41 is designated as Development Permit Area 39, Roundhouse for the purpose of establishing objectives and guidelines for:

- a) the form and character of commercial, industrial or multi-family residential development;
- b) revitalization of an area where commercial use is permitted.

This designation enables Council to approve the particulars of the exterior design and finish of all buildings and structures and also to establish landscaping standards.

2. The E&N Roundhouse buildings and grounds have historic and architectural importance as well as special environmental features and challenges, including rock outcrops, native vegetation and a rail operation in close proximity to planned residential uses, that merit special conservation and design sensitivity. The following are the objectives for the integration of new development with those special conditions that justify this designation:

- a) to conserve and enhance the character of the historic E&N Roundhouse and its setting;
- b) to realize the heritage, economic, cultural, natural and architectural potential of the area;
- c) to buffer new residences from noise associated with the rail operation;
- d) to revitalize this former heavy industrial site for a variety of uses, including hotel, commercial, residential, live/work and industrial;
- e) to ensure a high level of architectural and landscape design quality;
- f) to develop in a comprehensive and coordinated manner;
- g) to meet public and community needs.

3. The following guidelines apply in Development Permit Area 39 for the purpose of addressing the special conditions and objectives:

- a) *Roundhouse Design Guidelines, July 2008*;
- b) *Standards and Guidelines for the Conservation of Historic Places in Canada* prepared by Parks Canada;
- c) *Crime Prevention Through Environmental Design – Guidelines*.

4. Despite section 920 of the *Local Government Act*, a Development Permit is not required as a condition of approval of the subdivision, in this Development Permit Area, that accords with the Development Area (DA) boundaries, but a Development Permit is required as a condition of the issuance of building permits in this Development Permit Area.

1. 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.