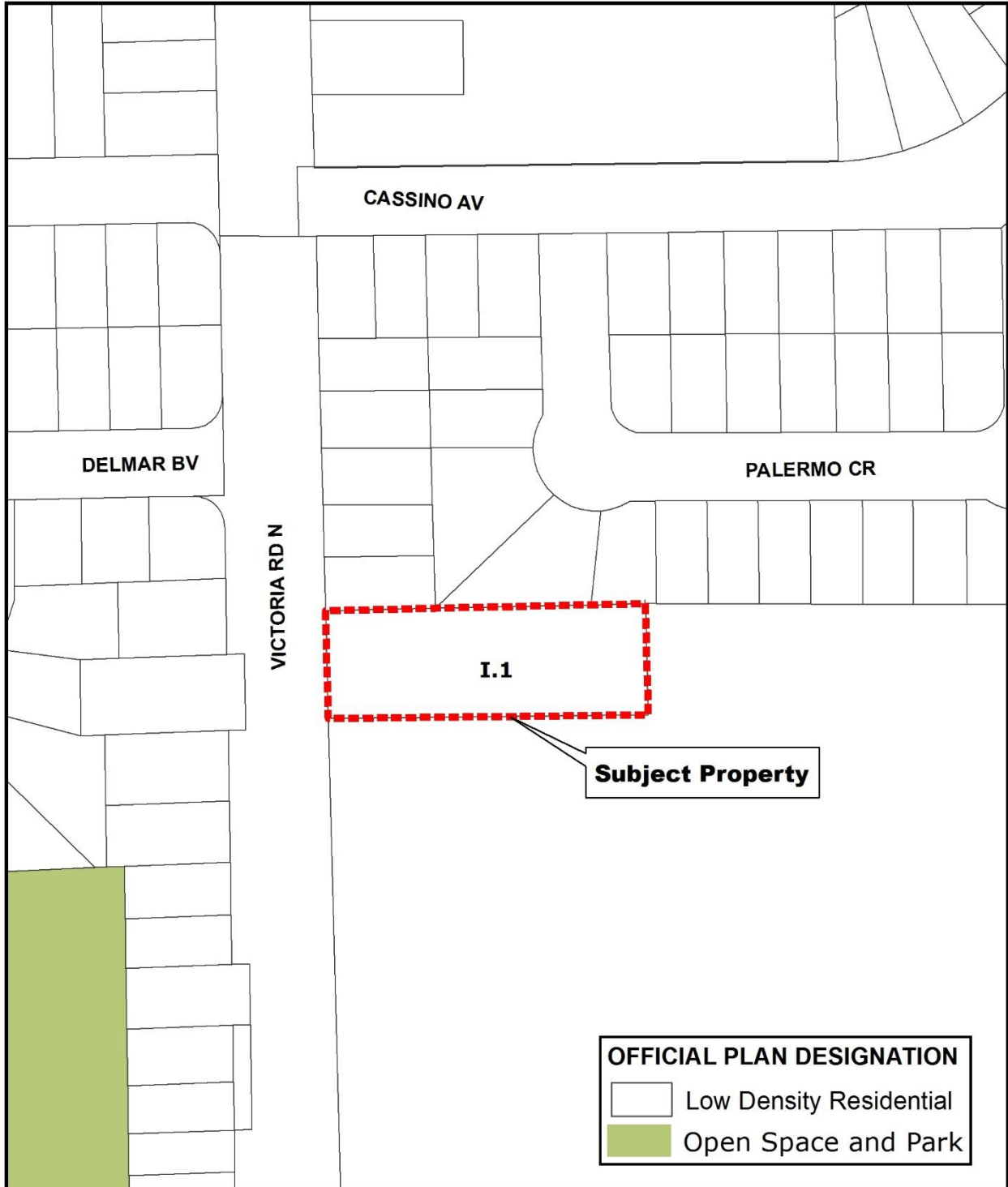


# Attachment-3 Official Plan Land Use Designations and Policies



## EXISTING OFFICIAL PLAN DESIGNATION Low Density Residential 77 Victoria Road N.



Parcel fabric source: City of Guelph.  
This is not a survey

Produced by the City of Guelph  
Planning and Building Services  
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## **Attachment-3 Official Plan Land Use Designations and Policies (continued)**

### **9.3.2 Low Density Residential**

This designation applies to residential areas within the built-up area of the city which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

#### **Permitted Uses**

1. The following uses may be permitted subject to the applicable provisions of this Plan:
  - i) detached, semi-detached and duplex dwellings; and
  - ii) multiple unit residential buildings, such as townhouses and apartments.

#### **Height and Density**

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys.
3. The maximum net density is 35 units per hectare and not less than a minimum net density of 15 units per hectare.