

Attachment 3 – Existing Official Plan Land Use Designation Map and Policies



Attachment 3 (continued) - Existing Official Plan Land Use Designation Map and Policies

4.1.3 Significant Natural Areas

4.1.3.1 General Policies: Significant Natural Areas

Development or site alteration shall not be permitted within Significant Natural Areas including their *established or minimum buffers* as designated on Schedule 1, except in accordance with the general policies in 4.1.2 and the Significant Natural Areas policies in 4.1.3.

In accordance with the applicable policies in 4.1.2 and 4.1.3, *development or site alteration* may be permitted within the *adjacent lands* to Significant Natural Areas provided that it has been demonstrated through an *EIS or EA* that there will be no *negative impacts* to the protected *natural heritage features and areas* or their associated *ecological functions*.

9.3.3 Low Density Greenfield Residential

This designation applies to residential areas within the greenfield area of the city. The greenfield area is planned to achieve an overall minimum density target of 50 persons and jobs per hectare.

Permitted Uses:

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

Height and Density

To allow for flexibility and to contribute toward the achievement of the overall minimum density target of 50 persons and jobs per hectare for the greenfield area, the following height and density policies apply.

1. The maximum height shall be six (6) storeys.

The maximum net density is 60 units per hectare and not less than a minimum net density of 20 units per hectare.

Notwithstanding policy 9.3.3.3, increased density may be permitted for development proposals on arterial and collector roads without an amendment to this Plan up to a maximum net density of 100 units per hectare in accordance with the Height and Density Bonus policies of this Plan.