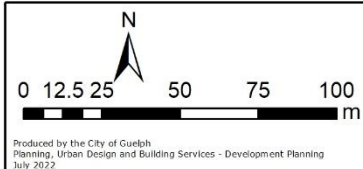
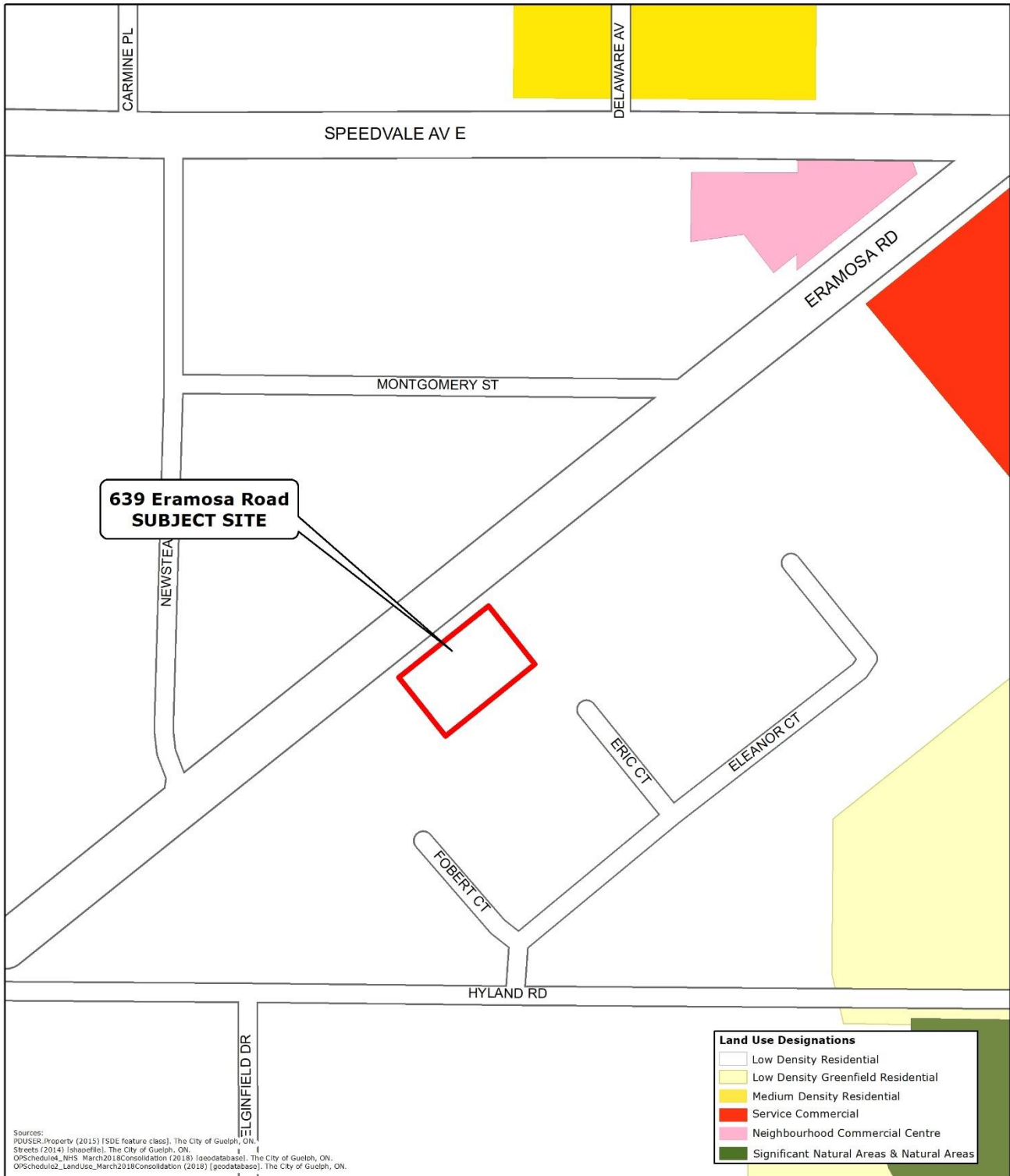


# Attachment-3 Existing Official Plan Land Use Designations and Policies



**2001 OFFICIAL PLAN  
 MARCH 2018 CONSOLIDATION  
 LAND USE DESIGNATIONS  
 639 Eramosa Road**



## **Attachment-3 Existing 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.

#### **9.3.1.2 Non-Residential Uses in Residential Designations**

1. Within the residential designations of this Plan, a variety of small-scale non-residential uses may be permitted that are complementary to and serve the needs of residential neighbourhoods. Such non-residential uses include:
  - Schools;
  - Places of worship;
  - Child care centres;
  - Municipal open space, parks, trails and recreation facilities; and,
  - Convenience commercial uses limited to a maximum gross floor area of 400 square metres on a property.
2. Non-residential uses shall be developed in a manner that is compatible with adjoining residential properties and which preserves the amenities of the residential neighbourhood.