

Attachment-4 Existing Official Plan Land Use Designation and Policies



Attachment-4 Continued: Existing Official Plan Land Use Designation and Policies

9.3.2 Low Density Residential

This designation applies to residential areas within the city which are currently, or planned to be, predominantly low-density in character.

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 following height and density policies apply within this designation:

2. The maximum height shall be three (3) storeys within the **delineated built-up area**. The maximum height shall be four (4) storeys within the **designated greenfield area**.
3. The maximum **net density** is 35 units per hectare within the **delineated built-up area**. The maximum **net density** within the **designated greenfield area** and for sites located on arterial roads within the **delineated built-up area** is 60 units per hectare. This policy applies to multiple unit residential buildings such as townhouses and apartments.