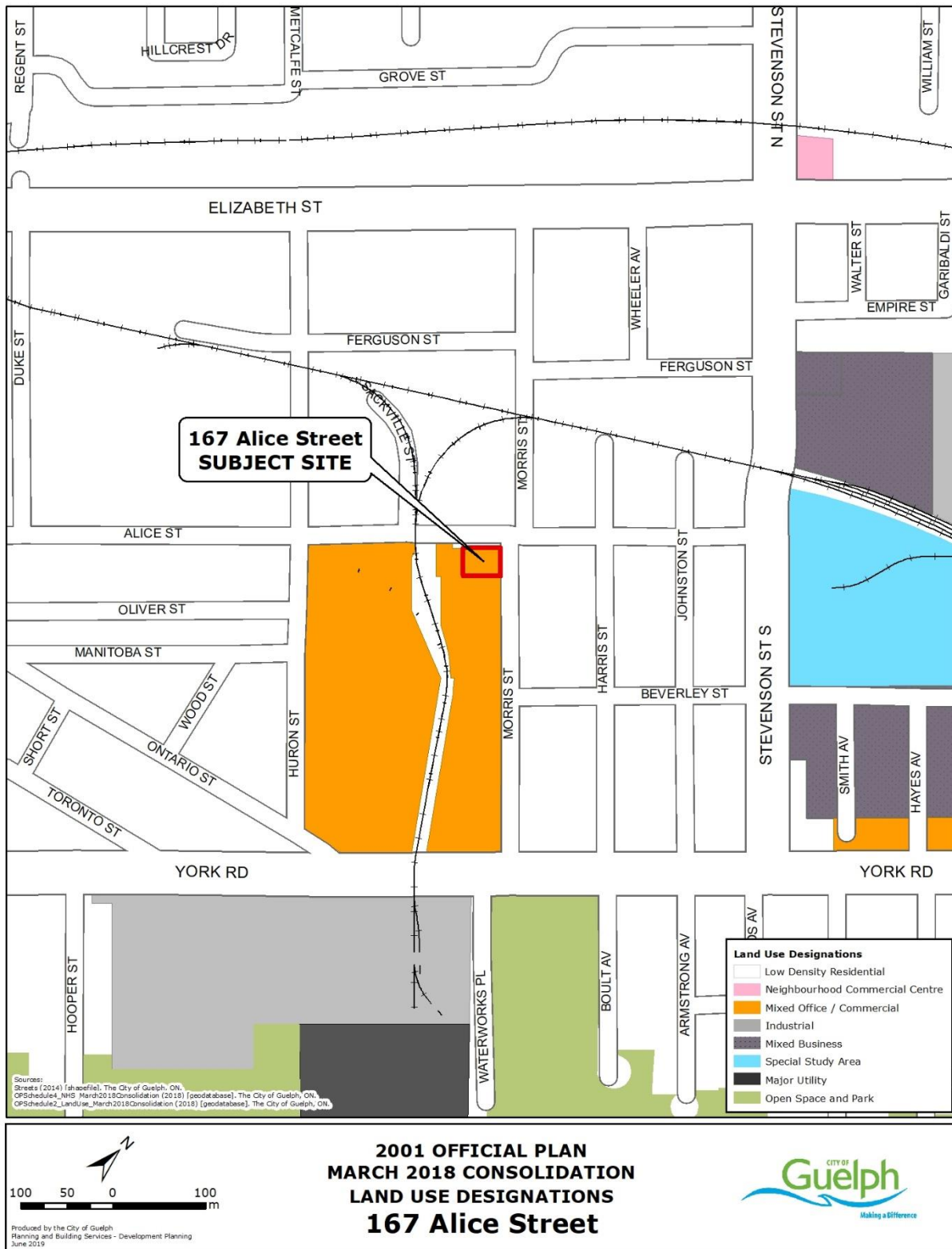


Attachment 4 – Official Plan Land Use Designation and Policies



Attachment 4 – Official Plan Land Use Designation and Policies (continued):

9.4.6 Mixed Office/Commercial

This designation is intended to provide a range of uses to meet the needs of daily living. It allows for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i. convenience commercial and small-scale retail commercial;
 - ii. small-scale office;
 - iii. personal service; and
 - iv. detached, semi-detached, 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 four (4) storeys.
3. The maximum net density is 100 units per hectare.