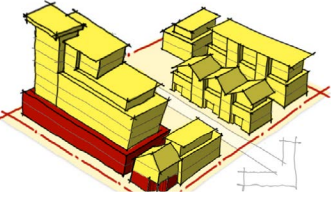
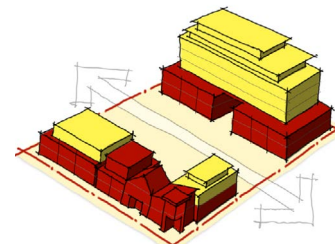
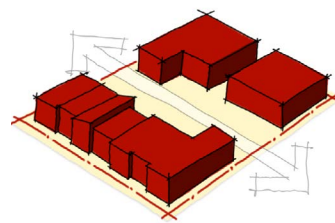
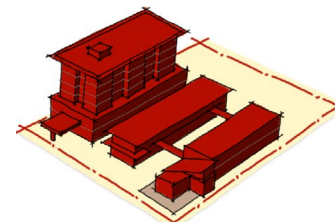




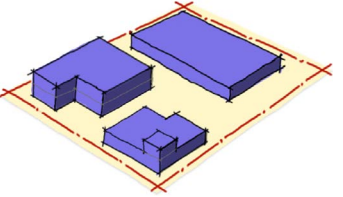
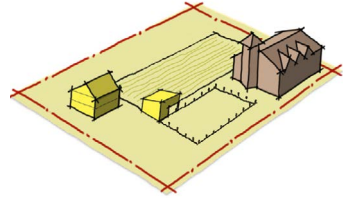
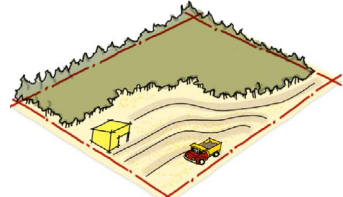
Land Use Designations

Land Use	Description	Building Type(s)	Uses	Height / Density
Rural Residential 	Rural areas with single-detached houses on large lots with modified services (e.g., septic systems and/or wells)	<ul style="list-style-type: none"> • Single detached houses with secondary suites or carriage houses • Bareland stratas 	<ul style="list-style-type: none"> • Residential • Agriculture 	<ul style="list-style-type: none"> • 1 to 2 units per lot • 1 hectare minimum lot size • 0.4 hectare minimum lot size may be considered if connected to the municipal treated water system • Generally up to 3 storeys
Site-Specific Rural Residential Policy Statements: 3228 Evergreen Drive (Wiltse South Block): limited to a maximum of 2 single-family residences in the Rural Residential area. 1530 Reservoir Road: Allow a minimum lot size of 0.4 hectares, when connected to the municipal treated water system				
Low Density Residential 	Lower-density residential areas with new housing types compatible with single-detached houses in character and scale but providing more units per lot	<ul style="list-style-type: none"> • Single detached houses with or without secondary suites and/or carriage houses • Duplexes with or without suites and/or carriage houses • Cluster housing • Townhouses • Bareland stratas • Small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare) 	<ul style="list-style-type: none"> • Residential • Limited retail/service 	<ul style="list-style-type: none"> • 1 to 4 units per lot • Up to 6 units subject to contextual design and adherence to DP guidelines • Additional units may be considered where lot consolidation occurs (e.g. consolidation of two lots could support twice as many units per lot) • Generally up to 3 storeys
Site-Specific Detached Residential Policy Statement: 375 Smythe Drive: a maximum of 27 detached single-family houses are permitted on this site. Houses may include secondary suites but not carriage houses.				
High Density Residential 	Higher-density multifamily residential neighbourhoods consisting of townhouses and apartments in higher-amenity areas	<ul style="list-style-type: none"> • Cluster housing • Townhouses • Low-rise and mid-rise apartment buildings • Small-scale neighbourhood commercial building (e.g., corner store, coffee shop, childcare) 	<ul style="list-style-type: none"> • Residential • Limited retail/service 	<ul style="list-style-type: none"> • Up to 6 storeys
Site-Specific High Density Residential Policy Statement: 556 to 736 Lakeshore Drive West: Development up to a maximum of four storeys can be considered subject to assessment of urban design impacts on Lakeshore Drive and the waterfront, Lakawanna Park and neighbouring properties on Churchill Avenue.				

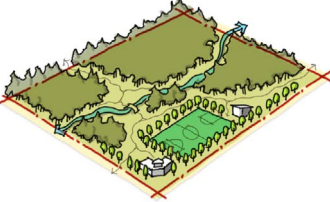
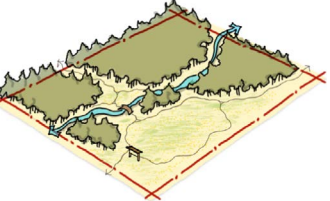
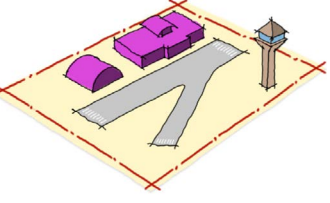
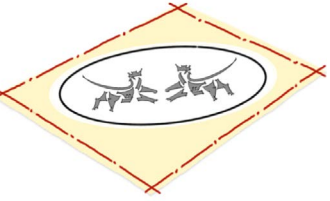


Land Use	Description	Building Type(s)	Uses	Height / Density
<p>Mixed Use</p> 	<p>Higher-density mixed-use areas allowing for intensive development with residential and/or commercial uses</p>	<ul style="list-style-type: none"> Higher-density apartments Mixed-use buildings Commercial buildings 	<ul style="list-style-type: none"> Commercial (retail, service, office) Residential 	<ul style="list-style-type: none"> Generally greater than 3 storeys
<p>Site-Specific Mixed Use Policy Statement: 1704 Government Street: Allow a maximum building height of 12 storeys.</p>				
<p>Downtown Mixed Use</p> 	<p>Downtown developments with active retail, service or civic and cultural uses at ground level and multi-family residential and/or office uses.</p>	<ul style="list-style-type: none"> Higher-density mixed-use buildings Residential units limited to the second floor and above, or located behind the commercial frontage if at grade 	<ul style="list-style-type: none"> Commercial (retail, service, office) Residential Civic and cultural Tourist commercial 	<ul style="list-style-type: none"> Up to 10 storeys Up to 3 storeys on the 0-300 blocks of Main St and the 0-99 block of Front St Up to 5 storeys on the 100-200 block of Front St, subject to contextual design and adherence to DP guidelines
<p>Commercial</p> 	<p>Areas with a wide range of commercial uses including office, retail, goods and services.</p>	<ul style="list-style-type: none"> Commercial (retail/office/service) buildings Mixed-use buildings (in specific areas, residential units limited to the second floor and above) 	<ul style="list-style-type: none"> Retail, service Office Restaurant Grocery store Residential (in specific zones) 	<ul style="list-style-type: none"> varies by zone
<p>Tourist Commercial</p> 	<p>Areas that serve both visitors and residents, providing accommodation, entertainment, and food and beverage, as well as resort residential uses.</p>	<ul style="list-style-type: none"> Hotels Motels Restaurants Resort residential 	<ul style="list-style-type: none"> Tourist Accommodation Restaurant, entertainment, service Retail Ancillary residential and office uses 	<ul style="list-style-type: none"> Generally up to 6 storeys, subject to contextual design and adherence to DP guidelines
<p>Site-Specific Tourist Commercial Policy Statement: 3228 Evergreen Drive (Wiltse South Block) - tourist accommodation resort with a maximum of 20 units and a maximum floor area of 1850m²</p>				



Land Use	Description	Building Type(s)	Uses	Height / Density
<p>Industrial</p> 	<p>Areas of light and heavy industrial uses characterized by goods production, manufacturing, distribution, and storage.</p>	<ul style="list-style-type: none"> • Industrial buildings • Structures and lands 	<ul style="list-style-type: none"> • General Industrial • Heavy Industrial (M2 zone only) • Wholesale, Storage and Warehouse • Vehicle and Equipment Repair 	<ul style="list-style-type: none"> • Generally 1 or 2 storeys
<p>Institutional and Civic</p> 	<p>Areas providing a wide range of services and utilities for the community.</p>	<ul style="list-style-type: none"> • Varies 	<ul style="list-style-type: none"> • Education Services • Health Services • Hospital • Government Service • Utility Services • Fire Halls • Ancillary residential uses in conjunction with institutional and civic facilities (e.g. student housing, extended care, employee housing) • Parks and open space 	<ul style="list-style-type: none"> • Varies
<p>Agriculture</p> 	<p>Allows for growing, producing, harvesting, storage, processing and sale of agricultural produce.</p>	<ul style="list-style-type: none"> • Agricultural buildings • Detached houses 	<ul style="list-style-type: none"> • Agricultural • Residential 	<ul style="list-style-type: none"> • 1-2 units per parcel
<p>Landfill and Landfill Buffer</p> 	<p>Campbell Mountain Sanitary Landfill serving the region in the long-term along with the buffer area determined by the Ministry of Environment.</p>	<ul style="list-style-type: none"> • Varies 	<ul style="list-style-type: none"> • Landfill site limited to landfill operations including solid waste disposal, composting and recycling activities • Uses in the buffer area are limited to those approved by the Ministry of Environment. 	<ul style="list-style-type: none"> • Varies



Land Use	Description	Building Type(s)	Uses	Height / Density
<p>Parks</p> 	<p>Active and passive parks, trails, fields, beaches and outdoor recreation facilities.</p>	<ul style="list-style-type: none"> • Accessory buildings and structures 	<ul style="list-style-type: none"> • Public Park 	<p>N/A</p>
<p>Natural and Conservation Areas</p> 	<p>Natural or semi-natural areas with high environmental values intended for conservation and low-impact recreation.</p>	<ul style="list-style-type: none"> • Accessory buildings and structures 	<ul style="list-style-type: none"> • Public park • Forestry & grazing 	<p>N/A</p>
<p>Airport</p> 	<p>Airport and aviation uses and limited related commercial/ tourist commercial activities.</p>	<ul style="list-style-type: none"> • Airport terminal • Aviation services 	<ul style="list-style-type: none"> • Airport and associated aviation services • Aircraft maintenance and repair, and flight training • Ancillary commercial and tourist commercial 	<p>N/A</p>
<p>First Nations</p> 	<p>First Nations lands inside city limits but not under City jurisdiction.</p>	<ul style="list-style-type: none"> • Varies 	<ul style="list-style-type: none"> • Varies 	<ul style="list-style-type: none"> • Varies