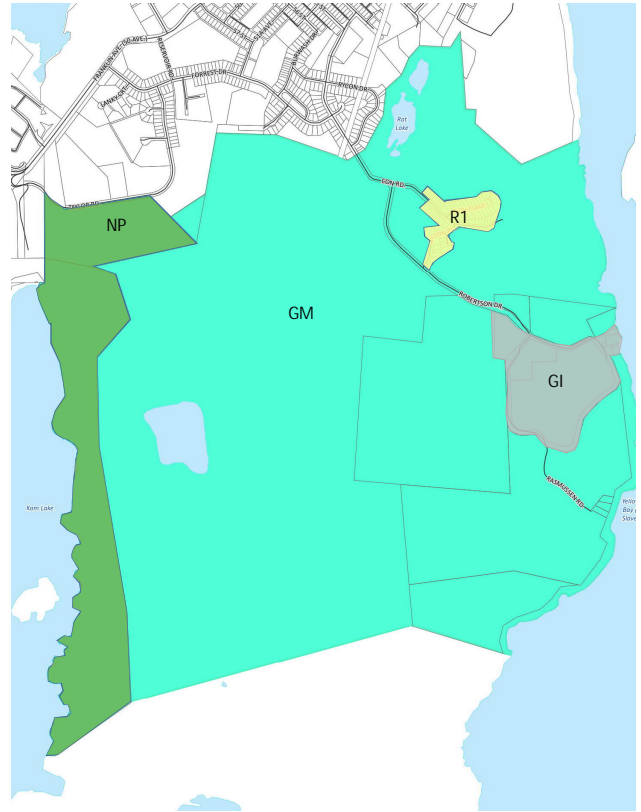
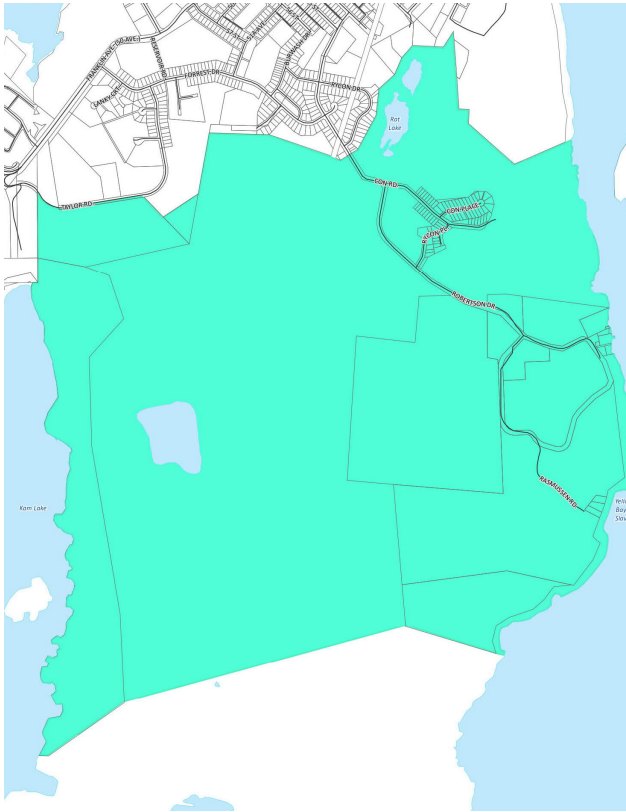


Con Redevelopment Area

2020 Community Plan Land Use Designation

Proposed Zoning: Updated Zoning Bylaw



R1 – Low Density Residential		GI – General	NP - Nature Preserve	GM - Growth Management
To provide an area for low density residential development in the form of single detached, duplex, and single detached manufactured dwellings and compatible uses.		To provide an area for heavy industrial and commercial uses.	To preserve and maintain the natural characteristics of an area, and to allow for limited public outdoor facilities to enhance public use and enjoyment of the natural characteristics of an area for future generations, by restricting development.	To control and regulate land use so that future development proceed in an orderly and well planned manner in keeping with the intent of the Community Plan and any applicable Area Development Plan Bylaws.
Permitted Uses	Discretionary Uses	Permitted Uses	Permitted Uses	Permitted Uses
Single Detached Dwelling	Multiple Attached Ground Oriented Dwelling (triplex, townhouse, stacked townhouse)	Bulk fuel storage	Open space	Parks and recreation
Duplex Dwelling	Low-rise apartment (3 storeys or less)	Automotive equipment, repair and storage		Public or quasi-public use
Manufactured Single Detached Dwelling	Similar use	Card lock		Public utility uses and structures
Manufactured Duplex Dwelling		Commercial use		Temporary activity
Accessory Dwelling Unit		Commercial storage		Accessory structures and uses
Home based business (childcare day home, office, home salon etc.)		Contractor		
Parks and recreation		Equipment rental and repair		
Accessory uses or structures (sheds, greenhouse, deck etc.)		Fleet service		
Public utility uses and structures		Greenhouse		
		Industrial use		
		Industrial, general		
		Laboratory		
		Manufacture home and sales and storage		
		Office (accessory to main use, less than 20% of total floor area of total development)		
		Outdoor storage facility		