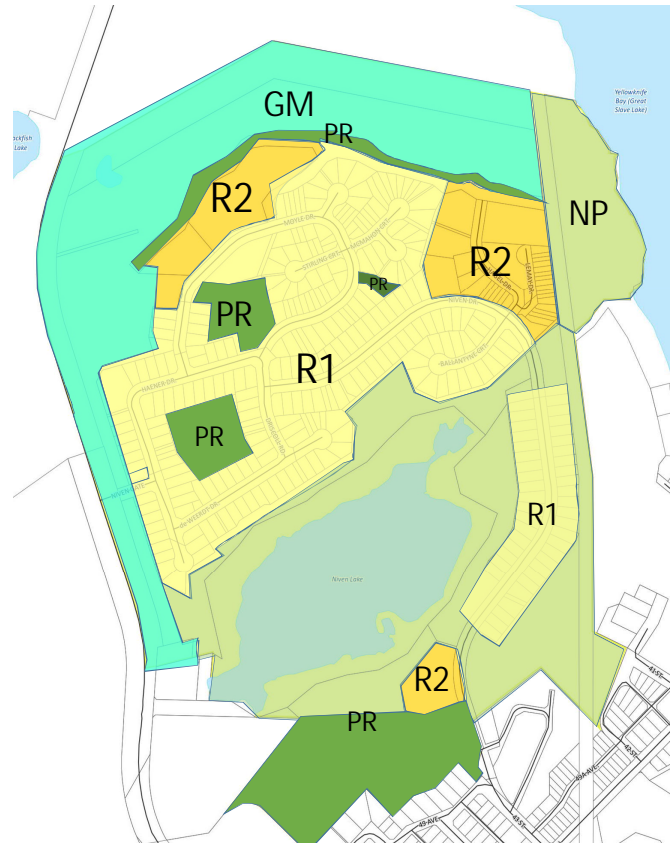


Niven Residential

2020 Community Plan Land Use Designation

Proposed Zoning: Updated Zoning Bylaw



R1 - Low Density Residential		R2 - Medium Density Residential		NP - Nature Preservation	PR - Parks and Recreation	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 areas for medium density residential development with a mixture of residential buildings.		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 provide parks, recreation uses and facilities for the use and enjoyment of the public.	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	Discretionary Uses	Permitted Uses	Permitted Uses	Permitted Uses
Single Detached Dwelling	Multiple Attached Ground Oriented Dwelling (triplex, townhouse, stacked townhouse)	Single Detached Dwelling	Medium-rise apartment (between 4 to 6 storeys)	Open Space	Community garden	Parks and recreation
Duplex Dwelling	Low-rise apartment (3 storeys or less)	Duplex Dwelling	Apartment Hotel		Open space	Public or quasi-public use
Manufactured Single Detached Dwelling	Similar use	Manufactured Single Detached Dwelling	High-rise apartment (6+ storeys)		Parks and recreation	Public utility uses and structures
Manufactured Duplex Dwelling		Manufactured Duplex Dwelling	Similar Use		Temporary activity	Temporary activity
Accessory Dwelling Unit		Multiple Attached Ground Oriented Dwelling (triplex, townhouse, stacked townhouse)			Accessory structures and uses	Accessory structures and uses
Home based business (childcare day home, office, home salon etc.)		Low-rise apartment (3 storeys or less)			Public utility uses and structures	Public utility uses and structures
Parks and recreation		Accessory Dwelling				
Accessory uses or structures (sheds, greenhouse, deck etc.)		Home based business (childcare day home, office, home salon etc.)				
Public utility uses and structures		Parks and recreation				
		Accessory uses or structures (sheds, greenhouse, deck etc.)				
		Public utility uses and structures				