

# GUIDE TO LAND USE DESIGNATIONS

## Residential and Mixed Use

### Low Density Residential

- May include single detached dwellings, semi-detached dwellings, and duplexes
- Permitted at a net residential density of 26 to 35 units per net hectare



### Medium Density Residential I

- May include single detached dwellings, semi-detached dwellings, duplexes, and street and back to back townhouses
- Permitted at a net residential density between 35 to 60 units per net hectare



### Medium Density Residential II

- May include townhouses and low-rise apartments
- Permitted at a net residential density between 60 to 85 units per net hectare



### High Density Residential I

- May include low rise and medium rise apartments
- Permitted at a net residential density between 85 to 150 units per net hectare



### Mixed Use

- A vertical or horizontal configuration of uses
- Permitted at a net residential density between 60 and 85 units per net hectare
- The location of commercial uses to be carefully evaluated to confirm market demand and a design and location that will ensure pedestrian and vehicular traffic, which are critical for long term success

# Community and Employment Uses

## Community Parks

- Provide a range of outdoor and indoor recreational opportunities
- Accommodate active sports and recreational activities but may also include areas for passive recreation (e.g. seating)
- Approximate size between 8 to 12 hectares



## Community Hubs

- Central access point for range of social and/or health services along with cultural, recreational and green spaces
- Gathering point for the community



## Schools

- Permitted in residential areas
- Where appropriate, schools should be located adjacent to neighbourhood or community parks for shared use



## Employment

- Include a variety of forms and types including offices, warehouses and industrial buildings
- Should provide a sensitive transition to neighbourhoods and natural areas



## Special Policy Area

The existing Columbus community is recognized as a Special Policy Area. The purpose of the Special Policy Area is to regulate development in a manner that is sensitive to and complementary to the existing Columbus community. Future growth in the Special Policy Area shall occur in a manner that is sensitive to the community's historical context and cultural heritage, considering land use compatibility, scale of development, and urban design.

Policies may relate to:

- The scale and form of infill development; and
- Key landmarks and cultural heritage resources that should be protected.

