

Table of Contents

1.0 INTRODUCTION	4
1.1 Context	
1.2 Purpose and Effect	
1.3 Organization	
2.0 VISION + GUIDING PRINCIPLES	7
2.1 Vision Statement	
2.2 Guiding Principles	
3.0 PLANNING FOR FUTURE GROWTH	13
3.1 Implementing the Vision	
3.2 Population and Employment Forecasts	
3.3 Objectives for Growth Management	
3.4 Planning for growth in an Urban Structure	
4.0 LAND USE DESIGNATIONS	23
4.1 Introduction	
4.2 Neighbourhoods	
4.3 The Central Area	
4.4 Mixed Use Corridors	
4.5 Employment Districts	
4.6 Natural Heritage System	
4.7 The Rural Transitional Area	
5.0 COMMUNITY DEVELOPMENT POLICIES	94
5.1 Cultural Heritage	
5.2 Housing	
5.3 Parkland and Open Space	
5.4 Urban Design	
6.0 INFRASTRUCTURE POLICIES	132
6.1 Servicing and Utilities	
6.2 Transportation: A Linked Community	
7.0 IMPLEMENTATION	162
7.1 Indigenous Peoples of Canada and Engagement	
7.2 Public Consultation and Community Engagement	
7.3 Official Plan Amendment	
7.4 Zoning By-laws	
7.5 Committee of Adjustment	
7.6 Legal Non-Conforming Uses, Buildings or Structures	

- 7.7 Site Plan Approval
- 7.8 Plans of Subdivision and Condominium
- 7.9 Site Alteration
- 7.10 Municipal Finance
- 7.11 Land Acquisition
- 7.12 Securement of Lands within the Natural Heritage System
- 7.13 Parkland Dedication
- 7.14 Development Charges
- 7.15 Community Improvement Plans and Areas
- 7.16 Demolition Control
- 7.17 Maintenance and Occupancy By-law
- 7.18 Brownfield Site Development
- 7.19 The Community Planning Permit System
- 7.20 Inclusionary Zoning
- 7.21 Pre-Consultation and Complete Application Requirements

8.0 INTERPRETATION AND DEFINITIONS **201**

- 8.1 Interpretation
- 8.2 Definitions