

**Amendment No. 3215**  
**LUCG/818**  
**Council Approval: 09 April 1979**

A. Land Use Guidelines

The land use shall be for a comprehensively designed residential development only, comprised of single family detached dwellings only.

Development Guidelines

- i. R-1 (Single Detached Residential) district development guidelines shall apply unless otherwise noted below.
- ii. 2800 square feet shall be the minimum parcel size.
- iii. 28 feet shall be the minimum frontage per lot.

B. Land Use Guidelines

The land use shall be for a comprehensively designed residential development only, comprised in whole or in part of single-detached, semi-detached and linked housing.

Development Guidelines

- i. R-2A (Low Density Residential District) development guidelines shall apply unless otherwise noted below.
- ii. Minimum site areas shall be in accordance with the Subdivision Regulation.
- iii. There shall be no more than 4 units in any single cluster of units.

C. Land Use Guidelines

The land use shall be for comprehensive residential multi-family development only, comprised of whole or in part of single detached semi-detached, linked housing and townhousing units.

Development Guidelines

- i. R-3 (General Residential) district development guidelines shall apply unless otherwise noted below.
- ii. A 200 foot setback from the south property line of the M-3 industrial uses to the north of this site shall apply to all developments excepting parking and open space.
- iii. The minimum and maximum densities for this site shall be 30 and 40 p.p.a. respectively.

D. Land Use Guidelines

The land use shall be for comprehensive residential multi-family developments comprised in whole or in part of single detached, semi-detached, link housing and townhousing units.

Development Guidelines

- i. R-3 (general Residential) district development guidelines shall apply unless otherwise noted below.
- ii. There shall be a 20 foot development setback from the actual power line running along the north-west side of the site or a 90 foot development setback from the centre line of the railway right-of-way, whichever is the most south-easterly.
- iii. The minimum and maximum densities for this site shall be 30 and 40 p.p.a. respectively.

E. Land Use Guidelines

The land use shall be for a comprehensively developed local commercial development only.

Development Guidelines

- i. C-1 (Local Commercial District) development guidelines shall apply unless otherwise noted below.
- ii. A convenience food store and a grocery store shall be permitted uses.