

**SCHEDULE 'B-2'**

LAND-USE  
CONCEPT PLAN

**PENHORN**

LEGEND

AREA 1  
Residential  
Low-Rise



AREA 2  
Residential  
Low-Rise  
to Mid-Rise



AREA 3  
Mixed Use  
Mid-Rise to  
High-Rise



AREA 4  
Mixed Use  
Low-Rise to  
High-Rise



Potential  
Street  
Connection



NOTE: See Schedule  
'C' - Active  
Transportation Plan -  
Onsite



**Schedule P – DRAFT Land Use By-law Deviations**

**Proposed Zones (Excerpt from Regional Centre Plan Land Use By-law)**

<b>RESIDENTIAL</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Single-unit dwelling use	●		●
Semi-detached dwelling use	●		●
Townhouse dwelling use	●	●	●
Two-unit dwelling use	●		●
Three- and four- unit dwelling use	●	●	●
Multi-unit dwelling use	●	●	●
Secondary suite use or backyard suite use	●	●	●
Shared housing use	●	●	●
Large shared housing use	●	●	●
Mobile home use			
Bed and breakfast use	●	●	●
Home occupation use	●	●	●
Home office use	●	●	●
Work-live unit use	●	●	●
Grade-related unit use	●	●	●
Model suite use	●	●	●
<b>COMMERCIAL</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Auto repair use			
Broadcast use			
Cannabis lounge use			
Cannabis retail sales use			
Crematorium use			
Cruise ship terminal use			
Daycare use	●	Ⓢ	Ⓢ
Dealership use			
Drinking establishment use		Ⓢ	
Local drinking establishment use		Ⓢ	
Financial institution use		Ⓢ	
Fitness centre use	①	Ⓢ	
Garden centre use	●		
Grocery store use		Ⓢ	
Hotel use			
Kennel use			
Local commercial use	●	Ⓢ	② Ⓢ
Micro-brewery use or micro-distillery use		Ⓢ	
Office use	①	Ⓢ	
Pawn shop use			
Personal service use	●	Ⓢ	Ⓢ
Pet daycare use	●	Ⓢ	Ⓢ
Quick charging station use			
Restaurant use	●	Ⓢ	② Ⓢ
Retail use	①	Ⓢ	
Self-storage facility use		●	
Service station use			
Service use			
Veterinary facility use			
Workshop use	●	Ⓢ	Ⓢ
Any other commercial use (if not prohibited above)			

<b>URBAN AGRICULTURE</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Farmers' market use	●	●	●
Heritage farm use			
Urban farm use	●	●	●
<b>INSTITUTIONAL</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Convention centre use			
Cultural use	●	●	●
Emergency services use	●	●	●
Emergency shelter use	●		
Hospital use			
Minor spectator venue use		●	
Major spectator venue use			
Medical clinic use	●	●	②
Religious institution use	●	●	●
School use	●	●	●
University or college use		●	
<b>INDUSTRIAL</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Cannabis production facility use			
Marine-related use			
Marine-related use existing on the coming into force date of this By-law			
Industrial training facility use			
Light manufacturing use			
Recycling depot use			
Warehousing or storage yard use			
Wholesale use			
Wholesale food production use			
<b>PARK AND RECREATION</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Cemetery use			
Club recreation use	●	●	●
Commercial recreation use			
Community recreation use	●	●	●
Conservation use			
Park Space	●	●	●
<b>WATER ACCESS</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Water access structure use	●	●	●
<b>MILITARY</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Military use			
<b>OTHER</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Accessory structure or use	●	●	●
Historic site or monument use	●	●	●
Parking structure use	●	●	●
Temporary construction use	●	●	●
Transportation facility use	●	●	●
Underground parking, access, and servicing for a CEN-2 use	●		
Utility use	●	●	●
<b>PROHIBITED IN ALL ZONES</b>	<b>CEN-1</b>	<b>HR-2</b>	<b>HR-1</b>
Adult entertainment use			
C&D transfer, processing, and disposal use			
Salvage use			

① Use is permitted to occupy up to 200 square metres of floor area per lot.

② Use is permitted on a corner lot only.

③ Use is permitted within a mixed-use building that has at least 75% of its floor area occupied by residential uses.

## Variations Required (see notes)

	CEN-1	HR-2	HR-1	
Part III, Chapter 1: General Land Use Requirements				
• Home Occupation Uses and Home Office Uses	✓	✓	✓	
• Bed and Breakfast Uses	✓	✓	✓	
• Secondary Suite Uses and Backyard Suite Uses	✓	✓	✓	
• Dwelling Unit Mix	✓	✓	✓	
• Amenity Space	✓	✓	✓	
• Ground Floor Residential Uses on Non-Pedestrian-Oriented Commercial Streets	✓	✓	✓	
• Work-Live Units	✓	✓	✓	
Part III, Chapter 3: Urban Agriculture Use (entire Chapter)	✓	✓	✓	
Part III, Chapter 4: Environmental Requirements (entire Chapter)	✓	✓	✓	
Part III, Chapter 5: Heritage Requirements (entire Chapter)	n/a	n/a	n/a	
Part IV, Chapter 1: Lot Requirements				
• Regional Subdivision By-law	✓	✓	✓	
• Access to a Street	✓	✓	✓	
• Undersized Lots	✓	✓	✓	
• Minimum Lot Area	✓	✓	✓	
• Minimum Lot Frontage	✓	✓	✗	Townhouse lots will require a minimum frontage of 16 feet (4.88m)
Part IV, Chapter 1: Lot Requirements				
• Number of Buildings on a Lot	✓	✓	✓	
• Structures Located in Yards, Setbacks, Stepbacks, and Separation Distances	✓	✓	✓	
• Encroachments into Streets	✓	✓	✓	
• Development Abutting a TR Zone	✓	✓	✓	
• Prohibited External Cladding Materials	✓	✓	✓	
• Projections, Overhangs, Recessed Entrances, and Cantilevers	✓	✓	✓	
• Pedways	✓	✓	✓	
• Drive-Throughs	✓	✓	✓	
• Self-Storage Facility Uses	✓	✓	✓	
• Streetwall Height Determination	✓	✓	✓	
Part V, Chapter 2: Maximum Height and Floor Area Ratio				
• Maximum Building Height	✗	✗	✗	Max Building heights need to be specified in D.A.
• Building Rooftop Features	✓	✓	✓	
• Maximum Floor Area Ratio (FAR)	✗	✓	✓	No FAR specified in CDD. Built form proposed as per submission.
Part V, Chapter 3: Built Form Requirements for D, CEN-2, CEN-1, COR, HR-2, and HR-1 Zones				
• Built Form Requirements for D, CEN-2, CEN-1, COR, HR-2, and HR-1 Zones	✓	✓	✓	
• Maximum Lot Coverage (D, CEN-2, CEN-1, COR, HR-2, HR-1)	✓	✓	✓	
• Ground Floor Requirements (D, CEN-2, CEN-1, COR, HR-2, HR-1)	✓	✓	✓	
• Front and Flanking Yards (D, CEN-2, CEN-1, COR, HR-2, HR-1)	✗	✗	✗	Min and Max yards need to be set in DA. Proposed as shown on plan.
• Side and Rear Yards (D, CEN-2, CEN-1, COR, HR-2, HR-1)	✗	✗	✗	Min and Max yards need to be set in DA. Proposed as shown on plan.
• Streetwall Heights and Stepbacks (D, CEN-2, CEN-1, COR, HR-2, HR-1)	✗	✗	✓	Streetwalls are proposed to be 4 Stories (12.5 m to leave room for commercial opportunities at ground floor level.

<ul style="list-style-type: none"> <li>Side and Rear Setbacks and Stepbacks (D, CEN-2, CEN-1, COR, HR-2, HR-1)</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Minimum Separation Distances (D, CEN-2, CEN-1, COR, HR-2, HR-1)</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Maximum Building Dimensions (D, CEN-2, CEN-1, COR, HR-2, HR-1)</li> </ul>	✗	✓	✓	The maximum building dimensions must be increased to accommodate the site dimensions. Supplementary requirements should be included in the DA to regulate building appearance and ensure a fine grained pedestrian experience.
<ul style="list-style-type: none"> <li>Building Articulation (D, CEN-2, CEN-1, COR, HR-2, HR-1)</li> </ul>	✓	✓	✓	
Part V, Chapter 4: Built Form Requirements for Other Zones and Buildings (entire Chapter)	✓	✓	✓	Intended for existing uses and expansions. CDD criteria by DA and referencing new zones.
Part V, Chapter 5: Accessory Structures, Backyard Suite Uses, and Shipping Containers (entire Chapter)	✓	✓	✓	
Part VI, Chapter 1: General Site Plan Approval Design Requirements (entire Chapter)	✓	✓	✓	Reviewed based on future site plan approval process
Part VI, Chapter 2: At-Grade Private Open Space Design Requirements				
<ul style="list-style-type: none"> <li>Design Requirement: Contribution to Open Space Network</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: At-Grade Private Open Spaces Abutting a Public Sidewalk</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: At-Grade Private Open Spaces – Medium Scale</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Weather Protection for At-Grade Private Open Spaces – Medium Scale</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: At-Grade Private Open Spaces – Large Scale</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Existing Access to Public Open Spaces</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Privacy for Grade-Related Units</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Walkways to be Hard-Surfaced</li> </ul>	✓	✓	✓	
Part VI, Chapter 3: Building Design Requirements				
<ul style="list-style-type: none"> <li>Design Requirement: Streetwall Articulation</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Articulation of Non-Streetwalls Fronting an At-Grade Private Open Space</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Side Façade Articulation</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Pedestrian Entrances Along Streetwalls</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Pedestrian Entrances Along Non-Streetwalls Fronting an At-Grade Private Open Space</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Number of Pedestrian Entrances Along Streetwalls</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Ground Floor Transparency – Commercial Uses</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Ground Floor Transparency – Grade-Related Unit Uses</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Access Ramps Along Streetwalls</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Weather Protection</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Exposed Foundations and Underground Parking Structures</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Building Top Distinction</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Penthouses</li> </ul>	✓	✓	✓	
<ul style="list-style-type: none"> <li>Design Requirement: Rooftop Mechanical Features</li> </ul>	✓	✓	✓	

Part VI, Chapter 4: Parking, Access, and Utilities Design Requirements				
• Design Requirement: Pedestrian Connections	✓	✓	✓	
• Design Requirement: Pedestrian Connections Through Accessory Surface Parking Lots	✓	✓	✓	
• Design Requirement: Motor Vehicle and Service Accesses	✓	✓	✓	
• Design Requirement: Parking Internal to a Building or Within a Parking Structure	✓	✓	✓	
• Design Requirement: Visual Impact Mitigation for Utility and Mechanical Features	✓	✓	✓	
• Design Requirement: Heat Pumps and Other Heating and Ventilation Equipment for Individual Units	✓	✓	✓	
Part VI, Chapter 5: Heritage Conservation Design Requirements	n/a	n/a	n/a	
Part VI, Chapter 6: Other Design Requirements				
• Design Requirement: General Lighting	✓	✓	✓	
• Design Requirement: Emphasis of View Terminus Sites	n/a	n/a	n/a	We will use these principles if a type of view terminus is created.
• Design Requirement: Parking Areas, Accessory Surface Parking Lots, Off-Street Loading Spaces, and Site Utilities on View Terminus Sites	n/a	n/a	n/a	We will use these principles if a type of view terminus is created.
Part VI, Chapter 7: Variation Criteria (entire Chapter)	n/a	n/a	n/a	We would like to retain the ability to vary these requirements through the development agreement.
Part VII, Chapter 1: General View Plane, Ramparts and Waterfront View Corridor Requirements	n/a	n/a	n/a	
Part VII, Chapter 2: View Planes and Ramparts (entire Chapter)	n/a	n/a	n/a	
Part VII, Chapter 3: Waterfront View Corridors (entire Chapter)	n/a	n/a	n/a	
Part VIII, Chapter 1: Wind Energy Facility Requirements (entire Chapter)	n/a	n/a	n/a	
Part VIII, Chapter 2: Wind Energy Facility Permits (entire Chapter)	n/a	n/a	n/a	
Part IX, Chapter 1: General Landscaping Requirements				
• Existing Landscaping	✓	✓	✓	
• Requirement to Maintain Landscaping in Healthy Condition	✓	✓	✓	
• Landscaping Species	✓	✓	✓	
• Parking or Storage in Landscaped Areas	✓	✓	✓	
• Landscaping for Parking, Off-Street Loading Space, Outdoor Storage, and Dealership Uses	✓	✓	✓	
• Requirement for Soft Landscaping	✓	✓	✓	
• Landscaping on a Vacant Lot	✓	✓	✓	
• Landscaping on Flat Roofs	✓	✓	✓	
• Specific Landscaping Requirements	✓	✓	✓	
Part IX, Chapter 3: Screening Requirements				
• Screening for Solid Waste Management Areas	✓	✓	✓	
• Screening for Parking, Off-Street Loading Space, Outdoor Storage, and Dealership Uses	✓	✓	✓	
Part IX, Chapter 4: Landscaped Buffers				
• General Landscaped Buffer Requirements	✓	✓	✓	
• L1 General Landscaped Buffer	✓	✓	✓	
• L2 Screen Landscaped Buffer	✓	✓	✓	
Part IX, Chapter 5: Landscape Plan Requirements				
• Requirement to Submit a Landscape Plan	✓	✓	✓	
Part X, Chapter 1: Motor Vehicle Parking				
• General Motor Vehicle Parking Requirements	✓	✓	✓	

• Parking Space and Driving Aisle Dimensions	✓	✓	✓	
• Rounding Regulation	✓	✓	✓	
• Required Number of Motor Vehicle Parking Spaces	✓	✓	✓	
• Required Parking to be Provided On-Site	✓	✓	✓	
• Parking Within a Front or Flanking Yard	✓	✓	✓	
• Car Sharing	✓	✓	✓	
• Parking Structures	✓	✓	✓	
• Surface Parking Lots	✓	✓	✓	
• Accessory Surface Parking Lots: D, CEN-2, CEN-1, and COR Zones	✓	✓	✓	
• Accessory Surface Parking Lots: All Other Zones	✓	✓	✓	
• Electric Vehicle Charging Stations	✓	✓	✓	
• Automated Vehicle Parking	✓	✓	✓	
• Autonomous Vehicle Parking	✓	✓	✓	
Part X, Chapter 2: Bicycle Parking				
• Bicycle Parking Exemptions	✓	✓	✓	
• General Bicycle Parking Requirements	✓	✓	✓	
• Rounding Regulation	✓	✓	✓	
• Required Number of Bicycle Parking Spaces	✓	✓	✓	
• Class A Bicycle Parking Requirements	✓	✓	✓	
• Minimum Bicycle Parking Geometric Requirements	✓	✓	✓	
Part X, Chapter 3: Off-Street Loading				
• Off-Street Loading Space	✓	✓	✓	
Part XI, Chapter 1: General Signage Requirements	✓	✓	✓	
Part XII, Chapter 1: Incentive or Bonus Zoning Regulations (entire Chapter)	✓	✓	✓	
Zone Boundaries (Add Map)				need to be specified in D.A.
Pedestrian Oriented Commercial Street				need to be specified in D.A.
Minimum Front and Flank Yards				need to be specified in D.A.
Max Front and Flank Yards				need to be specified in D.A.

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