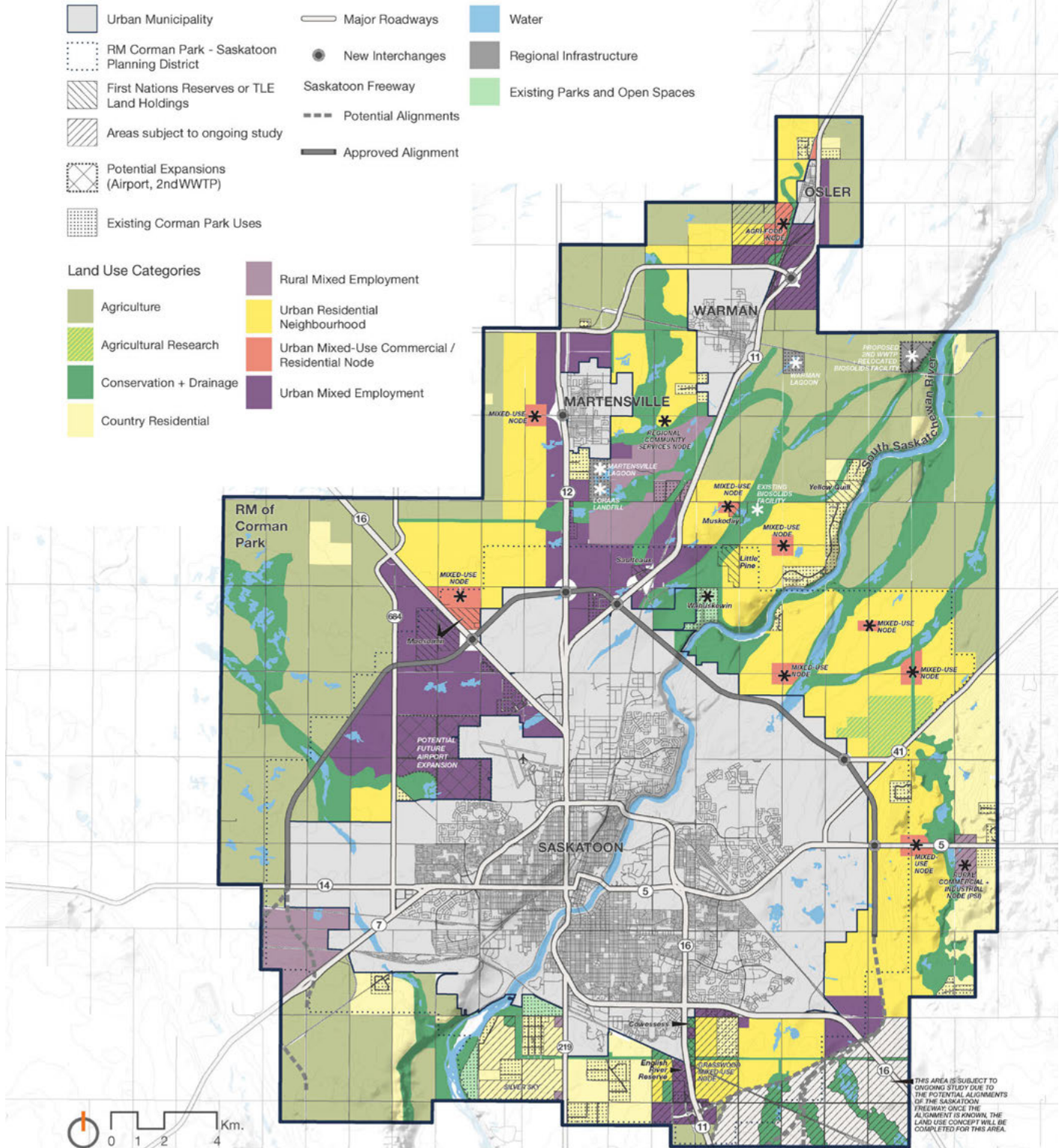


Draft Regional Land Use Map

We need to plan for future growth while making sure that we also respect current development patterns, effectively use regional infrastructure, and do not interfere with key natural areas.



- The draft **Regional Land Use Map** represents a future 1,000,000-person region that balances growth, infrastructure, conservation, and drainage.
- Anticipated growth may not occur in some areas for many years. To ensure that both short-term and long-term growth is cost effective and efficient, the Regional Plan will contain **flexible provisions** to guide development.
- In order to plan for growth, the draft **Land Use Categories** on the map show where different types of development will go, and just as importantly, where it will not go. The Regional Plan will contain policies specific to each Land Use Category.
- The Regional Plan will include **a process, to be determined, for updating the Regional Land Use Map** so that it can adapt to a changing context.

Draft Land Use Categories

The draft Land Use Categories shown on the draft map represent a range of interim and future land uses that are needed in the Region.

AGRICULTURE

Land within the Agriculture category supports crops and pastures, as well as agricultural residential uses, while preserving important ecosystem services such as local food production, habitat protection, and drainage.



Intended Uses

- Agriculture, pasture, and supporting development (e.g., out-buildings)
- Agricultural residential subdivisions up to five residences per quarter section
- Country Residential development, designed to minimize impact on regional drainage, existing agricultural operations, and urban growth (review process and criteria TBD)

Interim Uses

- N/A

Prohibited Uses

- Rural Mixed Employment
- Urban Mixed Employment
- Urban Residential Neighbourhood
- Urban Mixed-Use Commercial / Residential

AGRICULTURAL RESEARCH

Land within the Agricultural Research category boasts some of the best soils in the region, and is the site of a number of agriculture research plots and facilities. These lands are important to the region's economy and identity.



Intended Uses

- Agricultural research plots and supporting facilities
- Agriculture
- Urban development, if the lands are no longer required for the above uses or if suitable alternative locations are found for the research facilities

Interim Uses

- N/A

Prohibited Uses

- Country Residential
- Agricultural residential
- New or expanded Intensive Livestock Operations
- Rural Mixed Employment

CONSERVATION + DRAINAGE

Land within the Conservation + Drainage category is important for the conservation of wetlands, natural areas, and other vital ecological infrastructure, and it provides a place for stormwater to collect. These lands form a regional parks and open space system that provides both stormwater management and outdoor recreation.



Intended Uses

- Parks, open space, and protected areas
- Stormwater management
- Outdoor recreation
- Agricultural residential subdivisions up to five residences per quarter section, where compatible with long-term conservation and drainage values, and where the surrounding lands are not current or future urban areas (review process and criteria TBD)

Interim Uses

- Agriculture, limited to cultivation or pasture uses

Prohibited Uses

- New or expanded Intensive Livestock Operations
- Country Residential
- Urban Mixed-Use Commercial / Residential
- Urban Residential Neighbourhood
- Urban Mixed Employment
- Rural Mixed Employment

What's the difference between an Intended, Interim, and Prohibited Use?

- **Intended:** a land use that is ultimately intended for the area
- **Interim:** a land use that may be implemented before the intended use, as long as it does not impede eventual implementation of the intended use
- **Prohibited:** a land use that is not compatible with the intended use

Draft Land Use Categories

The draft Land Use Categories shown on the draft map represent a range of interim and future land uses that are needed in the Region.

COUNTRY RESIDENTIAL

Land within the Country Residential category is intended to accommodate subdivisions that are rural in character. These subdivisions generally have relatively large lots and rural servicing, but they can be designed according to cluster or conservation subdivision principles to preserve open space and farmland.



Intended Uses

- Multi-parcel country residential development

Interim Uses

- Agriculture (except Intensive Livestock Operations)
- Agricultural residential subdivision up to five residences per quarter section

Prohibited Uses

- New or expanded Intensive Livestock Operations
- Rural Mixed Employment
- Urban Mixed Employment
- Urban Residential Neighbourhood
- Urban Mixed-Use Commercial / Residential Node

URBAN RESIDENTIAL NEIGHBOURHOOD

Land within the Urban Residential Neighbourhood category is intended for new neighbourhood development that is similar in form to existing urban neighbourhoods in the region. These neighbourhoods will have urban servicing and accommodate a range of housing choices, local commercial uses, schools and other civic services, as well as parks and open space. They will be planned through a comprehensive planning process.



Intended Uses

- Single- and multi-family residential
- Neighbourhood commercial (e.g., office, retail, live-work etc.)
- Institutional (e.g., schools, civic services, private institutions)
- Neighbourhood parks and open space

Interim Uses

- Agriculture, except as noted below
- Agricultural residential subdivision up to two residences per quarter section
- Other interim uses (criteria and review process TBD)

Prohibited Uses

- Country Residential
- Agricultural residential subdivision greater than two residences per quarter section
- New or expanded Intensive Livestock Operations or waste management industries (unless approved through a review process, TBD)
- Rural Mixed Employment
- Urban Mixed-Use Commercial / Residential
- Urban Mixed Employment

URBAN MIXED-USE COMMERCIAL / RESIDENTIAL NODE

Land within the Urban Mixed-Use Commercial/Residential Node category is strategically located to support a mix of commercial, residential, and institutional uses. These nodes will have urban servicing and serve as the centers of broader urban residential neighbourhoods. They will be planned through a comprehensive planning process.



Intended Uses

- Mixed-use commercial / residential
- Neighbourhood commercial (e.g., office, retail, live-work)
- Large-scale commercial (e.g., office, retail)
- Single- and multi-family residential
- Institutional (e.g., schools, civic services, private institutions)
- Neighbourhood parks and open space
- Osler Agri-Food Node

Interim Uses

- Agriculture, except as noted below
- Agricultural residential subdivision up to two residences per quarter section
- Other interim uses (criteria and review process TBD)

Prohibited Uses

- Country Residential
- Agricultural residential subdivision greater than two residences per quarter section
- New or expanded Intensive Livestock Operations or waste management industries (unless approved through a review process, TBD)
- Rural Mixed Employment
- Urban Mixed Employment
- Urban Residential Neighbourhood

What's the difference between an Intended, Interim, and Prohibited Use?

- **Intended:** a land use that is ultimately intended for the area
- **Interim:** a land use that may be implemented before the intended use, as long as it does not impede eventual implementation of the intended use
- **Prohibited:** a land use that is not compatible with the intended use

Draft Land Use Categories

The draft Land Use Categories shown on the draft map represent a range of interim and future land uses that are needed in the Region.

RURAL MIXED EMPLOYMENT

Land within the Rural Mixed Employment category is suitable for commercial, industrial, and storage uses. These lands have rural servicing.



Intended Uses

- Commercial, industrial, storage, and laydown areas with rural servicing

Interim Uses

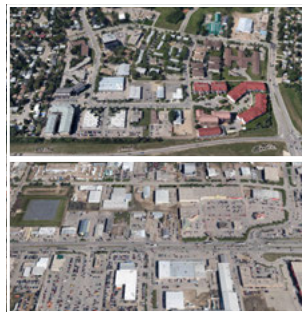
- Agriculture, except as noted below
- Agricultural residential subdivision up to two residences per quarter section

Prohibited Uses

- Country Residential
- Agricultural residential subdivision greater than two residences per quarter section
- New or expanded Intensive Livestock Operations
- Urban Residential Neighbourhood
- Urban Mixed-Use Commercial / Residential Node
- Urban Mixed Employment

URBAN MIXED EMPLOYMENT

Land within the Urban Mixed Employment category is intended to accommodate industrial and commercial uses, including office and retail, that are connected to urban servicing. These areas will be planned through a comprehensive planning process.



Intended Uses

- Commercial (e.g., office, retail)
- Industrial
- Institutional (e.g., civic services, private institutions)
- Parks and open space

Interim Uses

- Agriculture, except as noted below
- Agricultural residential subdivision up to two (2) residences per quarter section
- Rural Mixed Employment development designed to transition to urban servicing, provided municipal cost recovery has been resolved
- Other interim uses (criteria and review process TBD)

Prohibited Uses

- Country Residential
- Agricultural residential subdivision greater than two residences per quarter section
- New or expanded Intensive Livestock Operations or waste management industries (unless approved through a review process, TBD)
- Urban Residential Neighbourhood
- Urban Mixed-Use Commercial / Residential

What's the difference between an Intended, Interim, and Prohibited Use?

- **Intended:** a land use that is ultimately intended for the area
- **Interim:** a land use that may be implemented before the intended use, as long as it does not impede eventual implementation of the intended use
- **Prohibited:** a land use that is not compatible with the intended use