

Comprehensive Development Zone

Tranquille on the Lake

Purpose

The intent of the forthcoming Comprehensive Development Zone (CDZ) is to provide for a wide range and integrated mix of residential and mixed uses including employment uses, commercial uses, urban farm commercial uses, institutional uses, educational uses, light industrial uses, marina uses, working waterfront uses, parks, open spaces, riparian areas, and recreational uses.

The Tranquille On the Lake Neighbourhood Plan (TOLNP) guides the organization of all uses. The CDZ designates approximately 45.5 hectares of land for a projected range of 1,000 to 2,000 dwelling units (not including accessory uses, seasonal, or student housing), and approximately 9,300 to 40,000 square meters of commercial space.

Given the size of the area involved, and the extended time horizon for development, the CD zone does not prescribe exactly what will develop on each piece of land that is within the zone. Rather it combines both flexibility and certainty in a way that applies the Guiding Principles and Land Use Objectives established by the TOLNP. Land use examples have been included throughout the TOLNP 4.0 General Land Use section to provide a framework for determining future acceptable land uses. It is acknowledged that it is not possible to include all potential future land uses in a planning document.