

## Draft Amendments to Official Plan Policy 4.1.3 (EHON)

### Proposed New Text

Small-scale retail, service and office uses support daily life in Neighbourhoods and encourage complete, connected communities, contributing to amenity, sustainability, equity, diversity and vitality.

Small-scale retail, service and office uses are permitted on properties in Neighbourhoods that legally contained such uses prior to the approval date of this Official Plan.

New small-scale retail, service and office uses are permitted in Neighbourhoods provided that they:

- a) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
- b) are of a physical scale and in a location that is compatible with and integrated into the Neighbourhood.

### Original Text

3. Small-scale retail, service and office uses are permitted on properties in *Neighbourhoods* that legally contained such uses prior to the approval date of this Official Plan. New small-scale retail, service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, where required, on major streets shown on Map 3, with the exception of portions of streets which have reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale retail, service and office uses will:
  - a) serve the needs of area residents and potentially reduce local automobile trips;
  - b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
  - c) have a physical form that is compatible with and integrated into the *Neighbourhood*.