3.1 COMMUNITIES AND NEIGHBOURHOODS

INTENT

Provide the framework for the development of complete and distinct communities and neighbourhoods.

POLICIES

1. The Plan Area should create four Communities and 18 Neighbourhoods and one District as shown on Map 4: Communities and Neighbourhoods. 
   
2. Notwithstanding the Nova Community Planning Guidebook policy on neighbourhood size, some neighborhoods may exceed the maximum size of 75 ha (185 ac) due to the significant area of natural features included within those neighbourhoods.

3. Opportunities for urban agriculture and community gardens are encouraged to retain and enhance the Plan Area’s agricultural heritage and contribute to more complete communities.

4. Co-location and facility co-development of civic uses will be pursued where feasible and where it contributes to community development and cost savings.

5. Distinct community and neighbourhood identities should be established, where feasible, by designing the NACs to relate to unique features of the Plan Area such as coulees, glacial erratics, valley escarpments, sites of Aboriginal significance and other natural and cultural elements.