

# Plan Review Background

## Built form and Character



Built form refers to the layout of buildings, yards, streets and parks. Studying built form helps show what makes each community look and feel a certain way.

### Density

Density is how many people live on a piece of land. Low density areas have few people living on large amounts of land. High density areas have many people living on small amounts of land. Planning can put maximum or minimum limits on density.

Density is measured as the number of housing units per hectare. For example, Western Shore has a density of about 4 units per hectare. Some blocks of Chester Village have a density of 16 units per hectare. One hectare equals 2.5 acres.

### Building Size

A building's height, length and shape determines how that building fits in its setting. Planning can regulate a building's size and design.

Top left photo, courtesy Jim Barkhouse.

### Land Use

Land Use By-laws (zoning by-laws) set apart different land uses. Housing goes in one zone, shops and offices in another, with industry in a third. Keeping uses separate can protect areas from noise, smoke or traffic. Setting uses too far apart means people have to travel farther to reach services.

### Community Character

The Plan Review will let residents discuss what type of community they want. Plans can regulate building size, lot size, and building design to protect community character. Plans can also have goals and policy for heritage, parks, natural environment, and trails. Together, these aspects create the unique look and feel of each community.

### Learn More

We have more detailed background reports on our website – [www.chester.ca/revision](http://www.chester.ca/revision). You can also call us for print copies of our reports.

Questions about the Plan Review - Contact Us!

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