

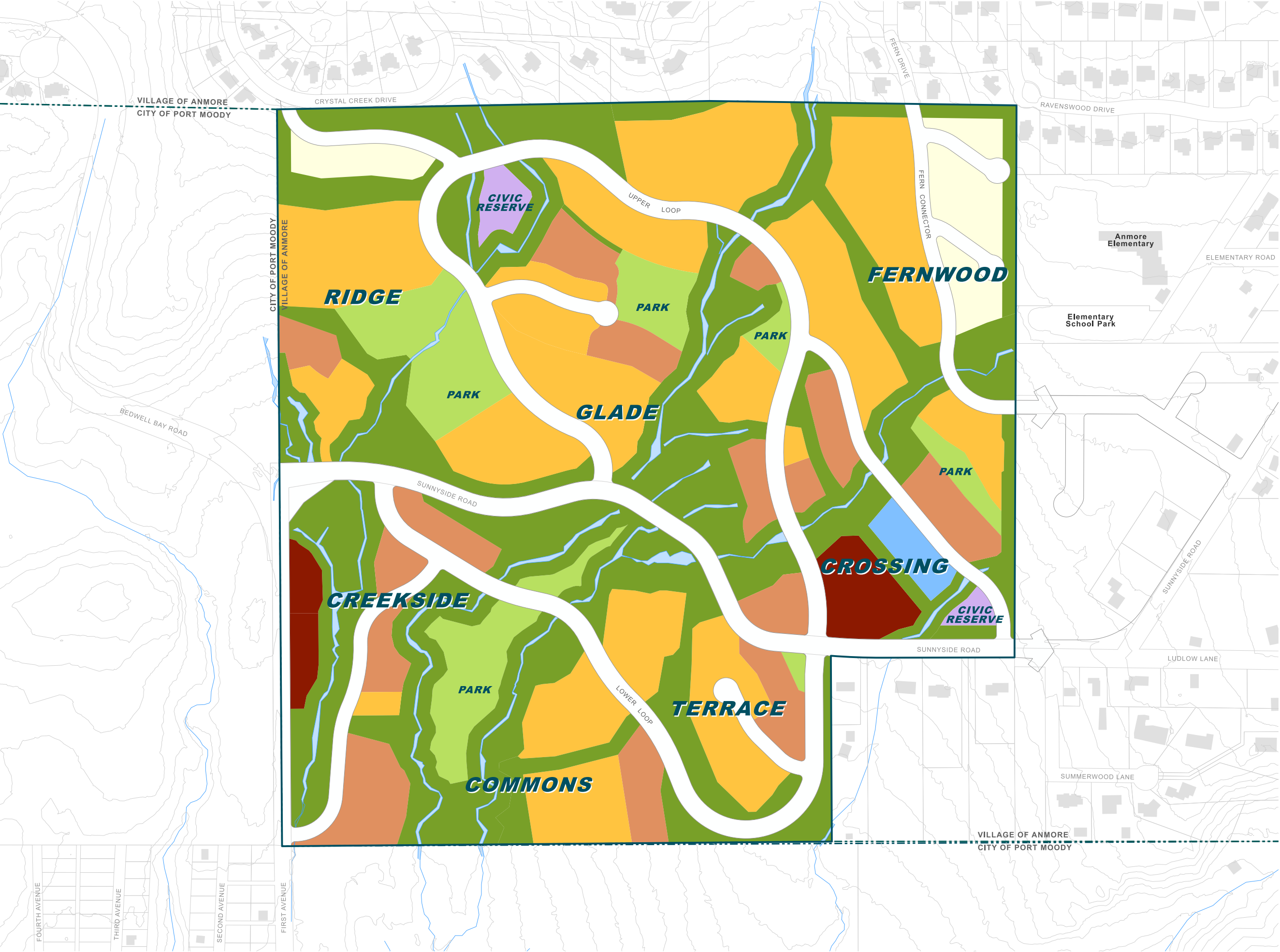
LAND USE PLAN  
Preferred

LEGEND DECEMBER 2024

- Site Boundary 61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Top of Bank
- Preliminary Riparian Setback
- 5m Contour
- Existing Structures

LAND USE	
3%	Ground Oriented 1.84 ha   4.55 ac
26%	Multi-Family   Townhome 15.79 ha   39.02 ac
10%	Multi-Family   Apartment 5.99 ha   14.80 ac
2%	Mixed Use 1.39 ha   3.43 ac
1%	Civic   Community Centre 0.44 ha   1.09 ac
1%	Civic   Development Reserve 0.48 ha   1.19 ac
7%	Neighbourhood Park 4.34 ha   10.72 ac
35%	Protected Natural Area + Greenways 21.52 ha   53.18 ac
15%	Road ROW 9.35 ha   23.10 ac
100%	61.14 ha   151.08 ac

Note: The proposed areas are conceptual and will be refined through detailed design.





ILLUSTRATIVE  
CONCEPT PLAN  
Preferred

LEGEND      DECEMBER 2024

- Site Boundary      61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Top of Bank
- Existing Structures
- Potential Offsite Field Upgrade

