

Stage 4

OUTLINE PLAN & LAND USE REDESIGNATION

Legal Descriptions:

Portion of SEC 31-24-2-W5
Portion of Plan 7510024 Block 2

Prepared for:

QUALICO®
Communities

Prepared by:



OUTLINE PLAN STATISTICS		lot width/ units per acre (m)/high	lot coverage (%)	hectares (ha)	acres (a)	Number of lots/units	% of GDA
Total Land Area				35.74	88.31		
Less Environmental Reserve				5.38	13.29		
Trans Canada Highway Road Widening				0.67	1.66		
Gross Developable Area (GDA)				29.69	73.36		100%
Residential				17.06	43.04		59%
Residential Single Dwelling District R-1S				10.94	27.03		37%
Auto-spaced and Maximum number of lots based on 12m lot width (to transit and on RVC)		12.6	2932			232	
Residential Semi-Single Dwelling District R-2				0.70	1.73		
Auto-spaced and Maximum number of lots based on 10.0m lot width		10	191			19	
Residential Outworn Single/Semi/ Townhouse/Child-Care Service (DC(R-2M))				4.94	12.21		17%
Maximum number of units based on Single/Triplex		30				148	
Townhouse M-C				1.08	2.67		4%
Maximum number of units based on Single/Triplex		37				40	
Total Number of Units						439	
Auto-spaced & Maximum							
Density						14.8 uph	6.0 upa
Auto-spaced & Maximum							
Municipal Service (MR)				5.86	14.48		19.7%
Public Utility Lot (PUL)				1.46	3.61		4.92%
Stormwater Pond				1.46	3.61		
Roadways and Lanes				4.71	11.64		15.66%
2-lane Collector		21	693	1.46	3.61		
1-lane Arterial		193	308	0.59	1.47		
1-lane Residential		16	1663	2.66	6.57		
LAND USE STATISTICS							
From	To			Hectares	Acres		
S-FUD	S-UR			3.83	13.29		
S-FUD	S-FPP			5.86	14.48		
S-FUD	S-CR1			1.46	3.61		
S-FUD	R-1S			10.94	27.03		
S-FUD	R-2			0.70	1.73		
S-FUD	M-C			1.08	2.67		
S-FUD	DC(R-2M)			4.94	12.21		
DC7522004 SITE 1	R-1S			0.04	0.10		
Subtotal				30.40	75.12		
Builds				5.38	13.29		
TOTAL				35.78	88.41		

Legend

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- LAND USE BOUNDARY
 OUTLINE PLAN BOUNDARY
 DEEP SEWERS - PROPOSED
 STORM SEWER/MANHOLE
 SANITARY SEWER/MANHOLE
 WATER MAIN/HYDRANT
 STORM IRRIGATION
 CONTOUR INTERVAL 0.5 metre
 MONO SIDEWALKS
 2.5m REGIONAL PATHWAY
 2.0m LOCAL PATHWAY
 2.0m TRAIL
 GAS LINE
 TRANSIT ZONE

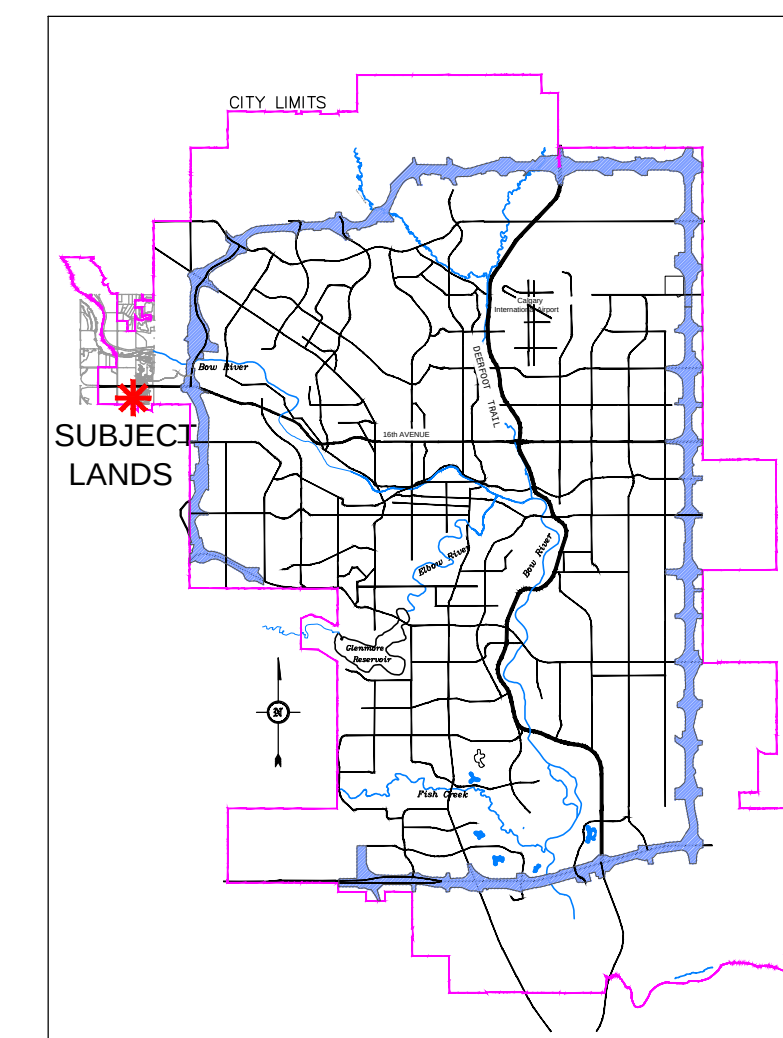
NOTES

ALL ROADS ARE RESIDENTIAL STANDARD (9m/16m)
UNLESS OTHERWISE NOTED.

"MIDBLOCK CROSSING" WILL BE DESIGNED TO THE SATISFACTION OF ROADS TRAFFIC AND ROAD DEVELOPMENT AND PROJECTS. ROAD SIZING AND DESIGN DETAILS, PARKING RESTRICTIONS AND LANDSCAPE WILL BE SUBJECT TO REVIEW.

Prepared for:
QUALICO COMMUNITIES
Prepared by:
BROWN AND ASSOCIATES PLANNING
GROUP
in consultation with
STANTEC
L.A.WEST

LOC 2011-0110	
REVISIONS	DATE
CIRCULATION COMMENTS	APRIL 17, 2011
CIRCULATION COMMENTS	SEPT18, 2012
REDUCE PUL WIDTH	OCT 2, 2012
REVISE MR AREAS	OCT 19, 2012
ADD LAND USE BOUNDARY	OCT 22, 2012
RESIDENTIAL ROADS TO 16m	NOV 20, 2012
DTR COMMENTS	MARCH 07, 2013



LOCATION MAP