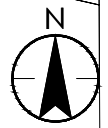


# Appendix A-3 (Proposed Concept plan)

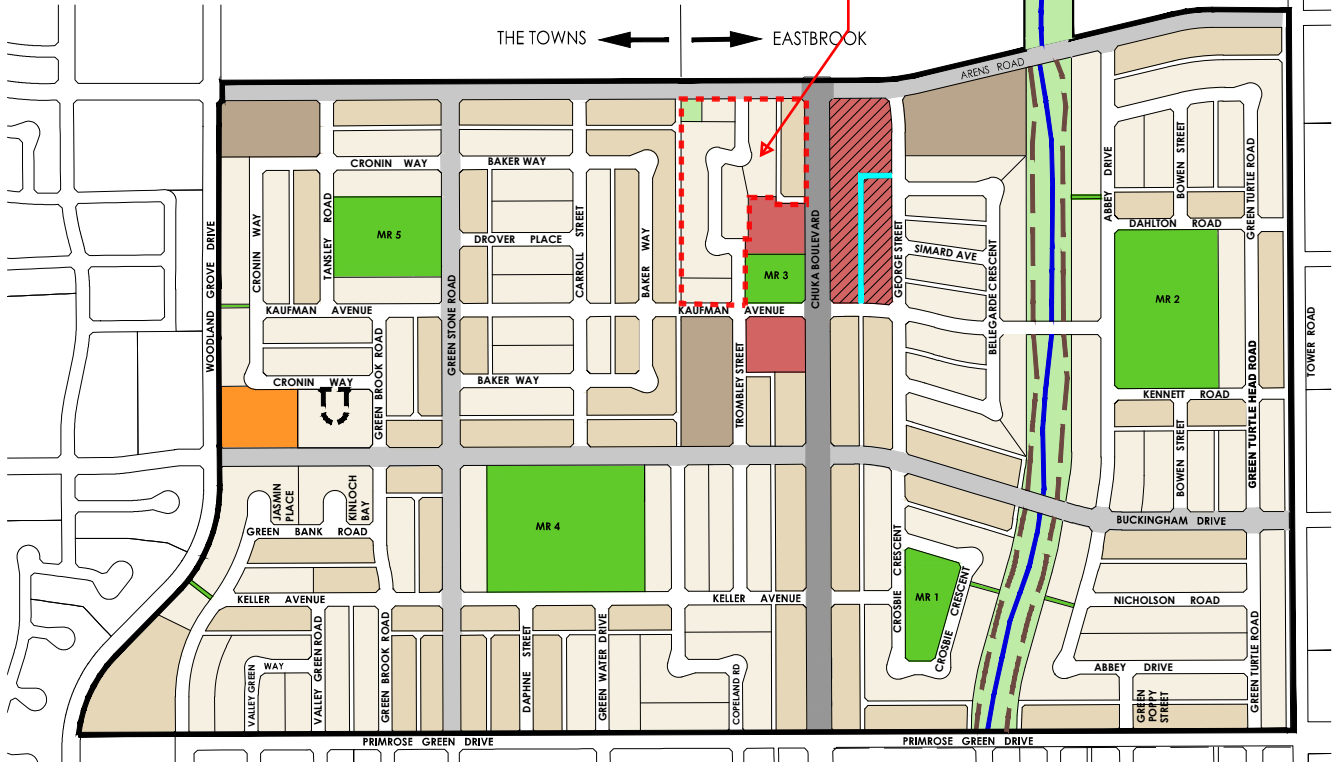
## LEGEND

- CONCEPT PLAN BOUNDARY
- LOW DENSITY RESIDENTIAL (LD)
- MEDIUM DENSITY RESIDENTIAL (MD)
- HIGH DENSITY RESIDENTIAL (HD)
- FLEX USE (F)
- MIXED USE OR HIGH DENSITY RESIDENTIAL
- INSTITUTIONAL (I)
- COMMERCIAL (C)
- PARK/GREENSPACE
- MUNICIPAL RESERVE (MR)
- ARTERIAL
- COLLECTOR
- WALKWAY



Proposed Amendment

← THE TOWNS      → EASTBROOK



### The Towns Land Use Areas

Land Use	Hectares	Acres	%	Units /Ha	Proposed (Current) Units	People /Unit	Proposed (Current) Population	People /Ha	Proposed (Current) Elementary Population
<b>Residential</b>									
Low Density Single Family Detached Dwellings	43.3	107.0	33.9%	25	1,083 (1,033)	3	3,248 (3,098)	75	650 (620)
Medium Density Multi Unit Dwellings	24.4	60.3	19.1%	50	1,220 (1,200)	2.1	2,562 (2,520)	105	512 (480)
High Density Multi Unit Dwellings	3.7	9.1	2.9%	100	370 (370)	1.7	629 (629)	170	75 (74)
Flex Use	2.1	5.2	1.6%	70	147 (301)	1.7	250 (512)	0	30 (60)
Mixed use or High Density Residential	1.1	2.7	0.9%	70	77 (161)	1.7	131 (274)	0	16 (32)
<b>Sub-Total Residential</b>	<b>74.6</b>	<b>184.3</b>	<b>58.4%</b>		<b>2,897 (3,065)</b>		<b>6,819 (7,032)</b>		<b>1,283 (1,266)</b>
Commercial	0.8	2.0	0.6%						
Municipal Reserve	9.2	22.7	7.2%						
Linear Detention and Municipal Utility	5.2	12.8	4.1%						
Municipal Walkway	0.1	0.2	0.1%						
Roadways	37.8	93.4	29.6%						
<b>Total Land Use</b>	<b>127.7</b>	<b>315.4</b>	<b>100.0%</b>		<b>2,897</b>		<b>6,819</b>		<b>1,283</b>
Linear Detention Extension	1.9	4.7							
<b>Total Area &amp; Linear Detention Extension</b>	<b>129.6</b>	<b>320.1</b>							

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Client/Project  
**DREAM TOWNS LANDS  
SOUTH (GP) INC.**

Project No.  
113101180.951

Title  
**LAND USE PLAN**

Revision  
**2**

Reference Sheet

Date  
**2021.02.22**

Figure No.