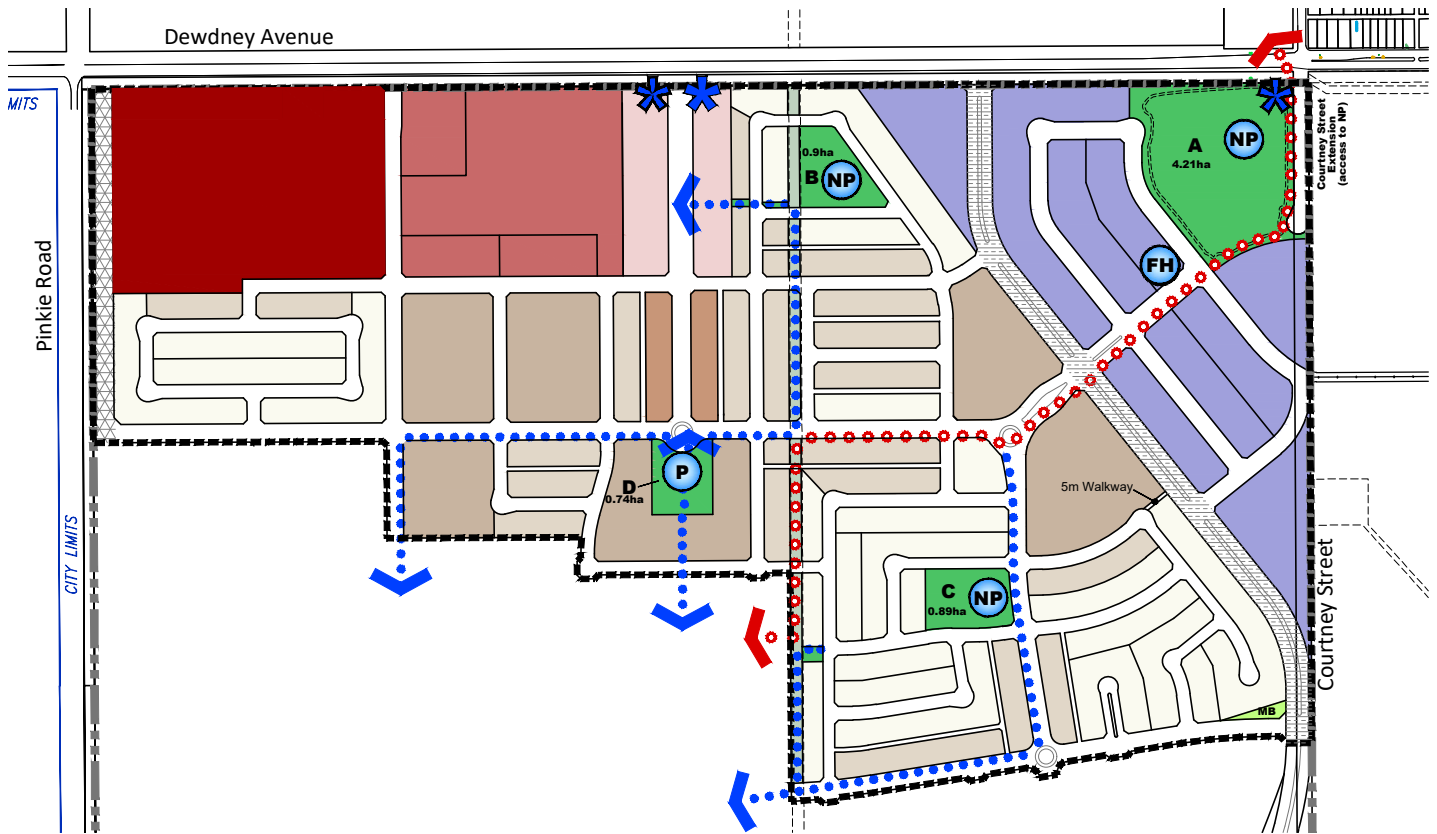


Westerra Phase 1 Concept Plan - (Land Use) (Proposed)



Legend

	Plan Area		
	Ph1 Concept Plan Boundary	113.44ha	(100.0%)
	Large Format Retail	9.42ha	(8.3%)
	Mixed-Use Community Retail	7.34ha	(6.5%)
	Main Street Retail	2.79ha	(2.5%)
	Business Park	12.80ha	(11.3%)
	High Density Residential	12.53ha	(11.0%)
	Medium Density Residential	10.97ha	(9.7%)
	Low Density Residential	17.79ha	(15.7%)
	Live Work Residential	1.20ha	(1.1%)

Parks & Open Space

	Municipal Reserve	6.82ha	(6.0%)
	Walkway Ares	0.02ha	
	Municipal Buffer	0.09ha	(0.1%)
	Municipal Utility Parcel	1.25ha	(1.1%)
	Road Widening	1.36ha	(1.2%)
	Courtney Street ROW Dedication	3.35ha	(3.0%)
	Roads	25.71ha	(22.7%)
	Existing Right of Way Easement		

	Neighbourhood Park		Stormwater Facility
	Neighbourhood Park / Plaza		Entry Feature
	Potential Fire Hall Site		Devonian Pathway
			Local Pathway