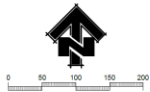
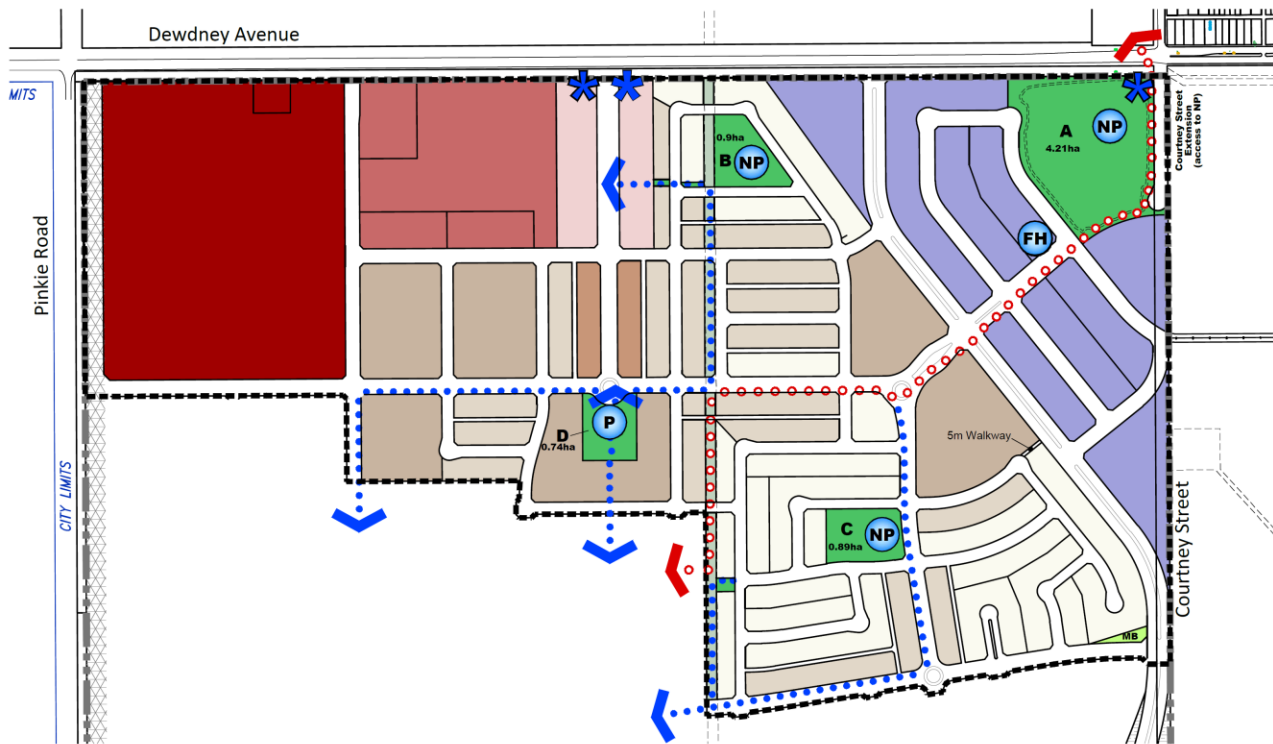


## Westerra Phase 1 Concept Plan – Land-Use Plan



## Legend

	Plan Area	
	Ph1 Concept Plan Boundary	113.44ha (100.0%)
	Large Format Retail	15.97ha (14.1%)
	Mixed-Use Community Retail	7.34ha (6.5%)
	Main Street Retail	2.79ha (2.5%)
	High Density Residential	12.53ha (11.0%)
	Medium Density Residential	10.13ha (8.9%)
	Low Density Residential	13.92ha (12.3%)
	Live Work Residential	1.20ha (1.1%)
	Business Park	12.80ha (11.3%)

## Parks &amp; Open Space

	Municipal Reserve	6.82ha (6.4%)
	Municipal Buffer	0.09ha (0.1%)
	Municipal Utility Parcel	1.25ha (1.1%)

Roads 23.86ha (21.0%)

Road Widening 1.36ha (1.2%)

Walkway Ares 0.02ha

Courtney Street ROW Dedication 3.35ha (3.0%)

Existing Right of Way Easement



Neighbourhood Park



Neighbourhood Park / Plaza



Potential Fire Hall Site



Stormwater Facility



Entry Feature

Devonian Pathway

Local Pathway