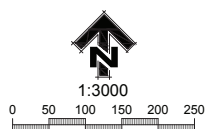
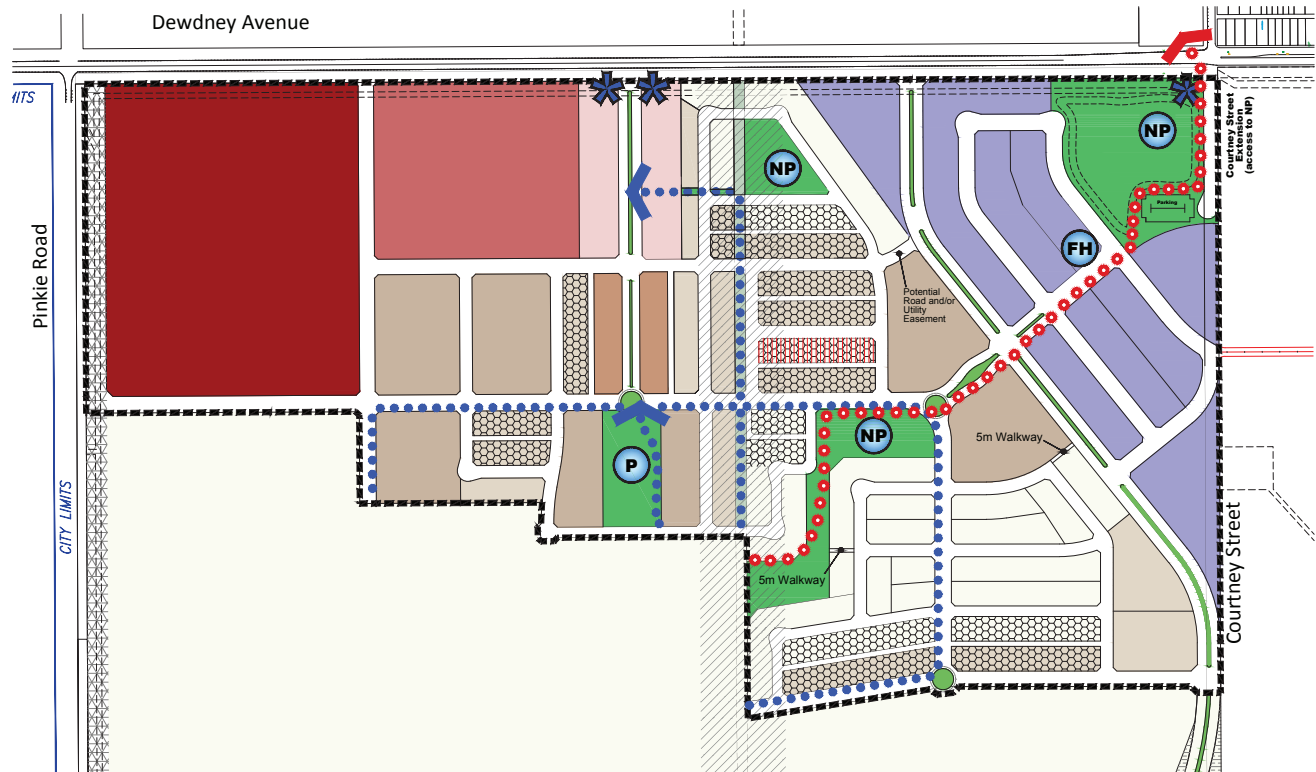


Appendix A

Approved Concept Plans

A.1.1 - Phase 1 Concept Plan - Land Use Plan



Legend

Plan Area			
	Ph 1 Concept Plan Boundary	111.16 ha± (274.67 ac±)	(100.0%)
	Large Format Retail	15.98 ha± (39.48 ac±)	(14.4%)
	Community Retail	7.32 ha± (18.09 ac±)	(6.6%)
	Main Street Retail	2.82 ha± (6.98 ac±)	(2.5%)
	High Density Residential	11.30 ha± (27.86 ac±)	(10.2%)
	Medium Density Residential	10.08 ha± (24.92 ac±)	(9.1%)
	Medium or Low Density Residential	0.58 ha± (1.43 ac±)	(0.5%)
	Low Density Residential	12.10 ha± (29.90 ac±)	(10.8%)
	Live Work Residential	1.36 ha± (3.36 ac±)	(1.2%)
	Business Park	12.81 ha± (31.65 ac±)	(11.5%)

Parks & Open Space

	Municipal Reserve	8.83 ha± (21.84 ac±)	(7.9%)
	Municipal Utility Parcel	0.87 ha± (2.16 ac±)	(1.0%)

Walkways

	Road Widening	1.36 ha± (3.36 ac±)	(1.2%)
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Roads

	Special Development Area (60m from pipeline)	25.69 ha± (63.48 ac±)	(23.1%)
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Potential Laneway Housing

	Potential Laneway Housing		
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Existing Right of Way Easement

	Neighbourhood Park
	Neighbourhood Park / Plaza
	Potential Fire Hall Site

Stormwater Facility

	Entry Feature
	Devonian Pathway
	Local Pathway