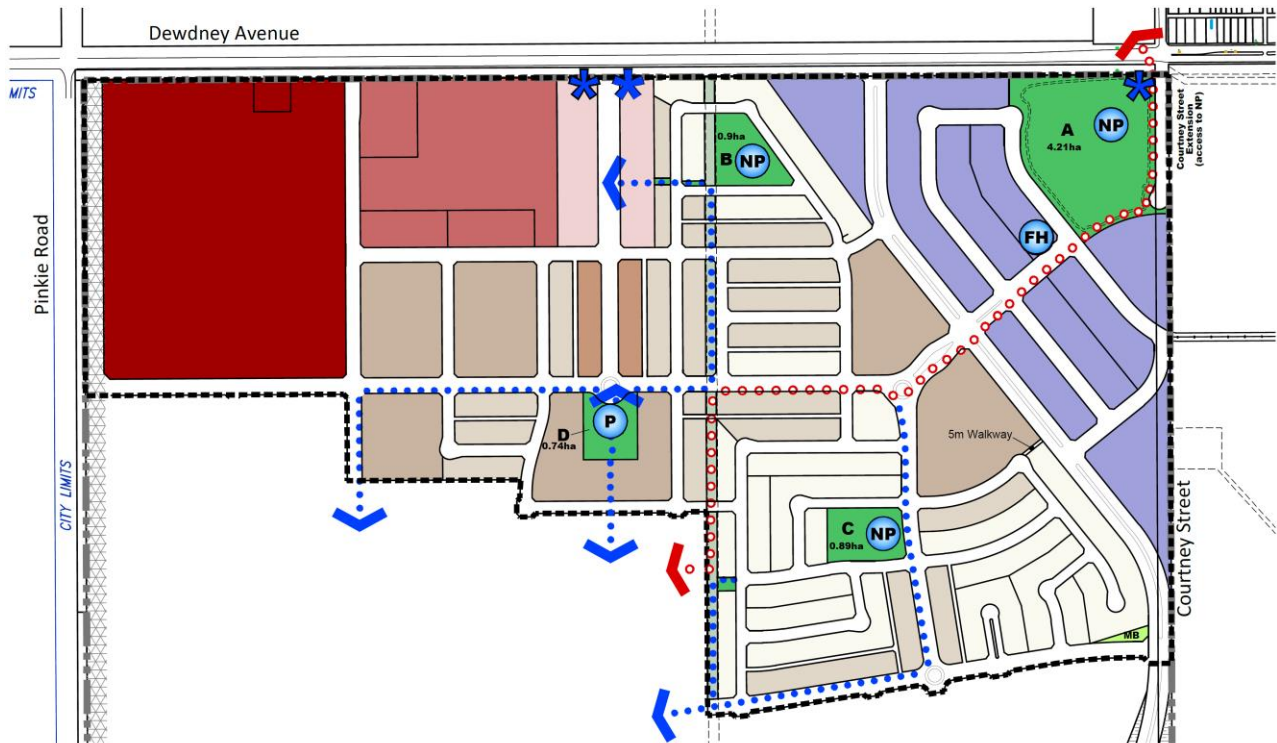


## Westerra Phase 1 Concept Plan Land-Use Plan



**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%)
	Low or Medium Density Residential	1.20ha (1.1%)
	Business Park	12.80ha (11.3%)

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