

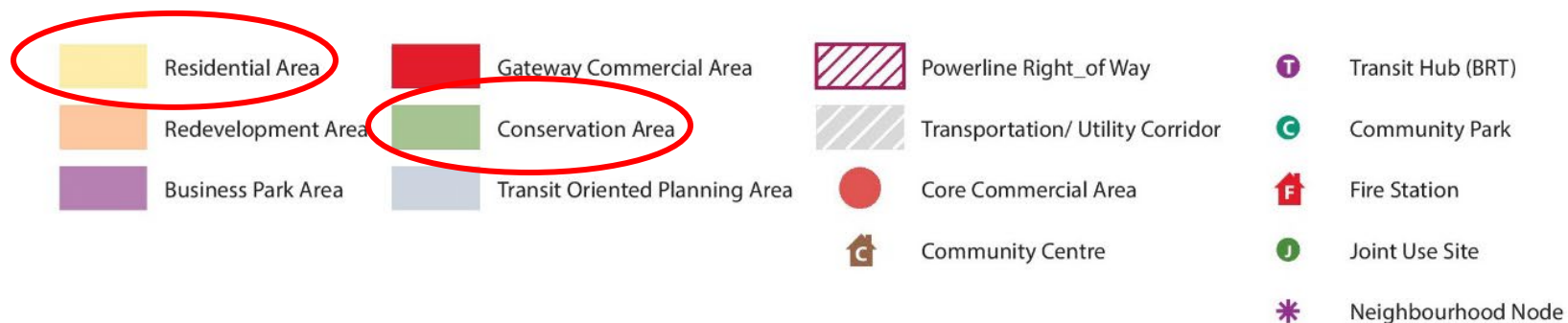


Symons Valley Community Plan

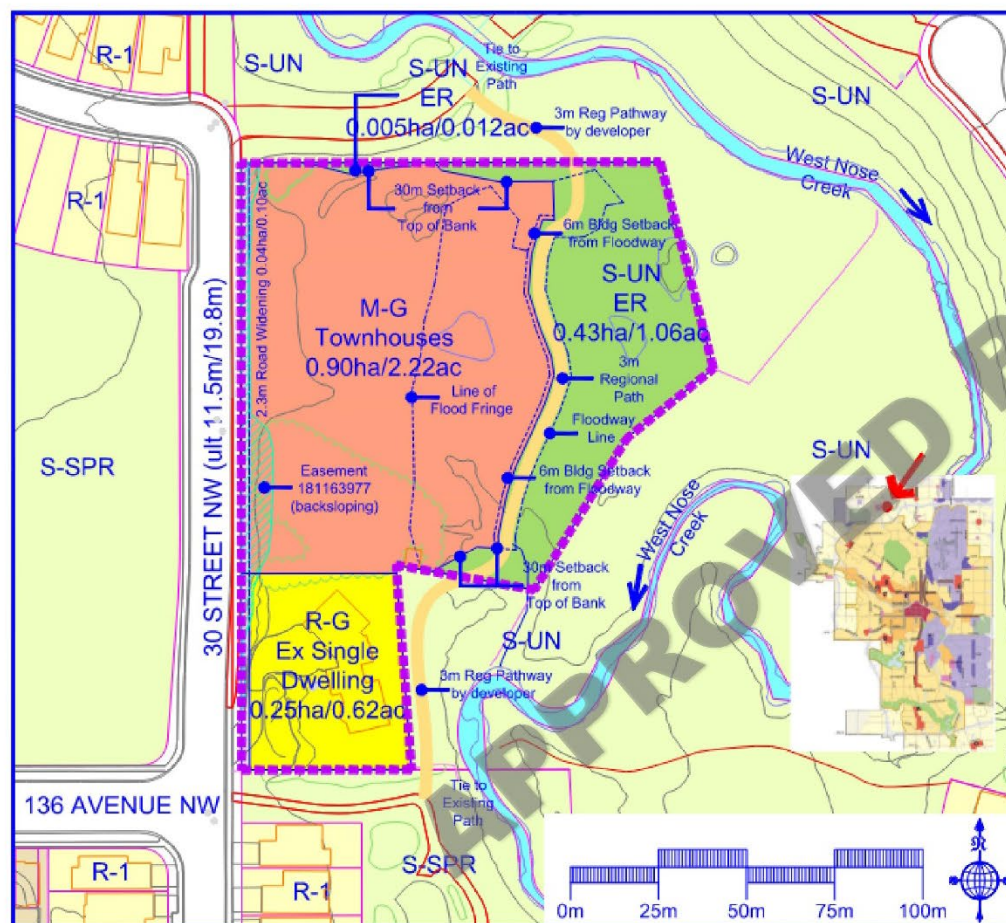
Map 3

Land Use
Concept

APPROVED: 2P2001
AMENDED: 55P2017



Approved Outline Plan



Prepared for



Prepared by

Darrell Grant
Green Birch Architecture Inc
EnviroLead Canada
PrairieGeo Engineering

Sage Brush

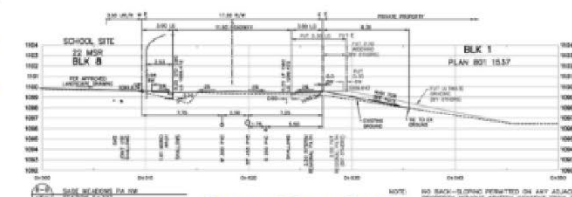
Outline Plan
& Land Use Redesignation

13616 30 Street NW
Block 1, Plan 8011537 (Sheet 31N)

Legend

- Outline Plan/
Land Use
Boundary
- 3m Regional
Path

Note: All Deep and Shallow
Utilities will connect from 30
Street NW



Proposed Land Uses



Proposed Cross-Section 30 Street NW

OUTLINE PLAN STATISTICS

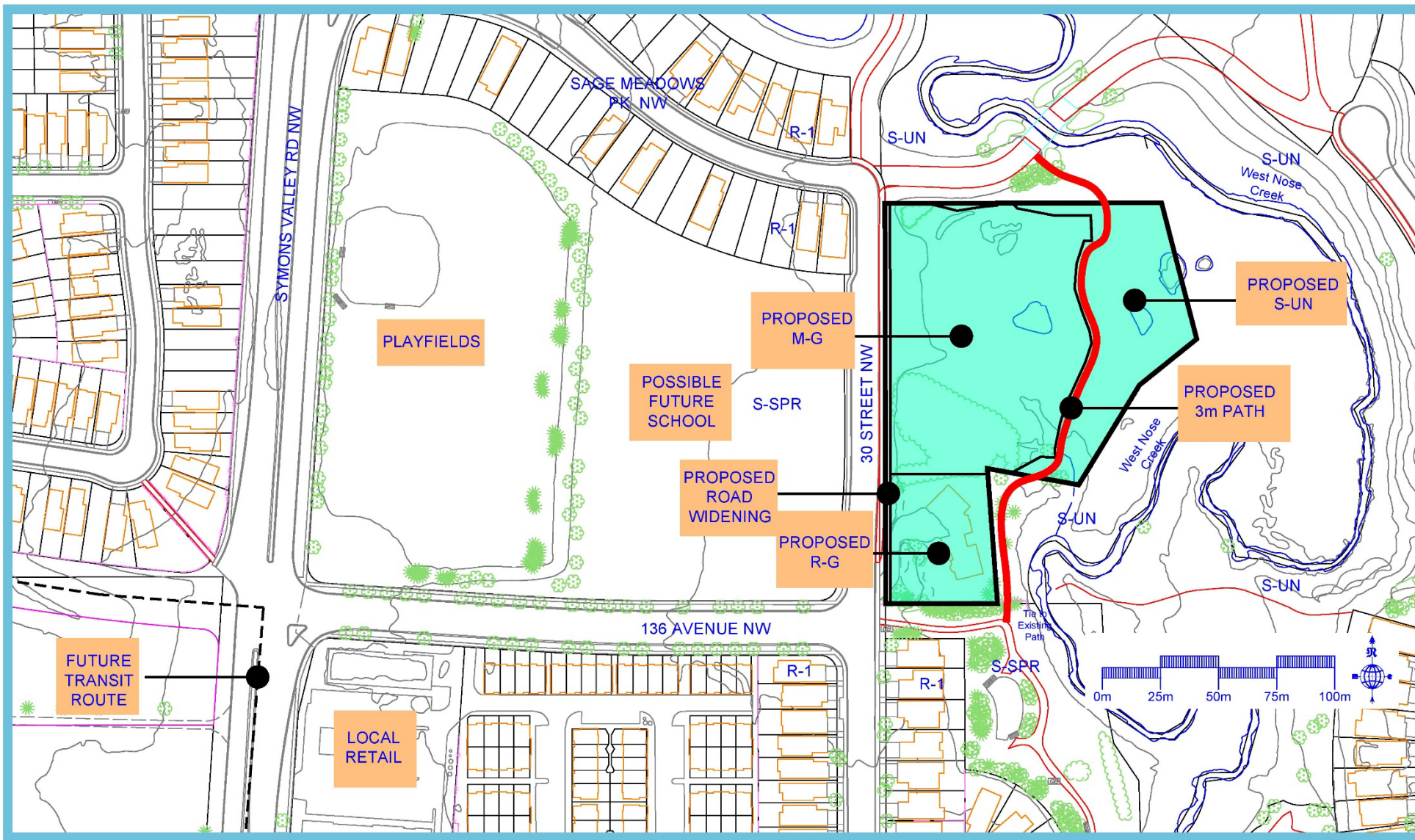
	hectares	acres	%	Units	
				Ant	Max
Gross Area of Plan	1.62	4.00			
Less Environmental Reserve	0.43	1.06			
Gross Developable Area	1.19	2.94	100%		
Townhouses	0.90	2.22	76%	60	72
Single Detached Dwelling (Ex)	0.25	0.62	21%	1	1
Road Widening	0.04	0.10	3%		
TOTAL				61	73

	UPH	UPA
DENSITY RANGE (ANT)	51.3	20.7
DENSITY RANGE (MAX)	61.3	24.8

	3.2 ppu	3.8jobs/ 100pop	people & jobs	PBI/HA	PBI/AC
INTENSITY (ANT)	195	7	232	169.7	68.7
INTENSITY (MAX)	234	9	242	203.4	82.3

LAND USE STATISTICS

	from	to	hectares	acres	%
S-FUD	M-G	0.90	2.22	57%	
S-FUD	R-G	0.25	0.62	16%	
S-FUD	S-UN	0.43	1.06	27%	
TOTAL			1.58	3.90	100%
Roads			0.04	0.10	
GROSS AREA OF PLAN			1.62	4.00	



CHRISTIE RANCH HOUSE SITE

