

### Proposed Outline Plan



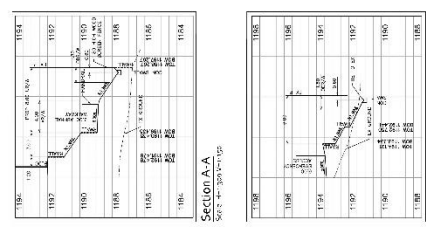
**Outline Plan Statistics**

Gross Developable Area 11.6 ha (28.87 ac)  
 Low Density Residential (R-2) 0.76 ha (1.88 ac)  
 Anticipated Number of Lots 36 Lots  
 Number of Semi-Detached Lots 34 Lots  
 Number of Single Detached Lots 2 Lots  
 Anticipated Density 1379 uph (557 up/ac)  
 Reads 0.40 ha (0.99 ac) (94.2%)  
 1.31 ha (3.23 ac)

**Land Use Statistics**  
 DC12Z96 to R-2

**Legend**

- Property Line Boundary
- Storm Sewer/Municipal
- Sanitary Sewer/Municipal
- Water Main/Waterent
- Retaining Wall (Up to an high)
- Notes
- 1) Boulevard trees will be provided (subject to line assignment approval)
- 2) Lot lines shown on the plan may vary at tentative plan



**30 Elveden Drive**  
**Outline Plan and Land Use Redesignation**  
 June 2019

**Location Map**  
 Municipal Address: 30 Elveden Drive SW  
 Legal Description: Plan 2204, Block 4, Lots 1, 115

Project Information		Revision	
pre-epc:	PS 2018/03/28	NO.	DATE
hydra-no:	17020180377	1	2018-03-28
		2	2018-03-28
		3	10-06-2019

Client: **LEEF CUSTOM HOMES**

Prepared by: **SITUATED**  
 In Consultation with: **Jubilee Engineering Consultants Ltd.**





### Outline Plan Statistics

Gross Developable Area	1.16 ha± 2.87 ac±
 Low Density Residential (R-2)	0.76 ha± (1.88 ac±)
Anticipated Number of Lots	16 Lots
Number of Semi-Detached Lots	14 Lots
Number of Single Detached Lots	2 Lots
Anticipated Density	13.79 upha (5.57 upac)
Roads	0.40 ha± (0.99 ac±) (34.5 %)

### Land Use Statistics

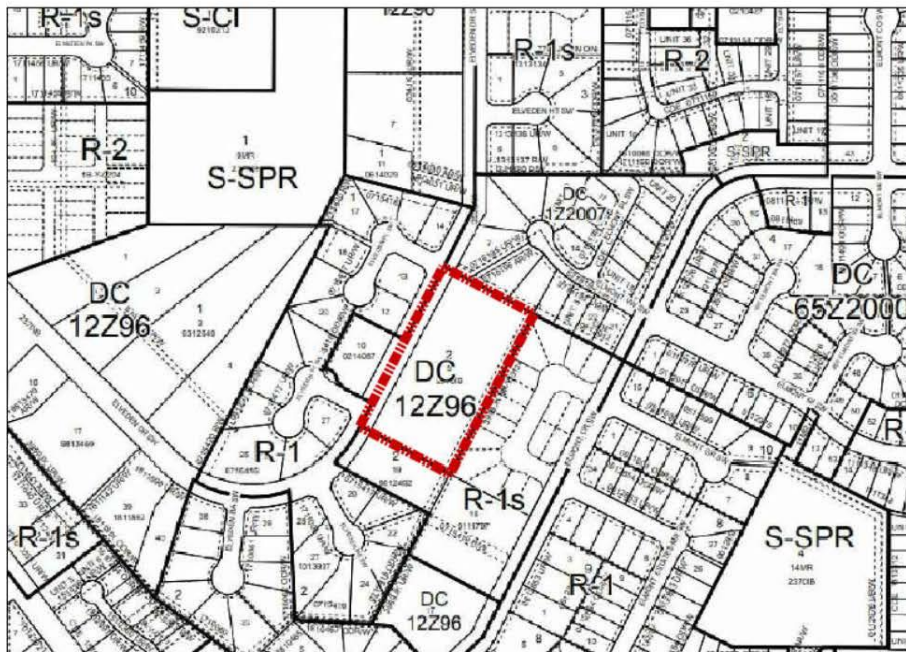
DC12Z96 to R-2	1.31 ha± (3.23 ac±)
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### Legend

- ■ ■ Outline Plan Boundary
- > Storm Sewer/Manhole
- > Sanitary Sewer/Manhole
- > Water Main/Hydrant
- - - Retaining Wall (Up to 1m high)

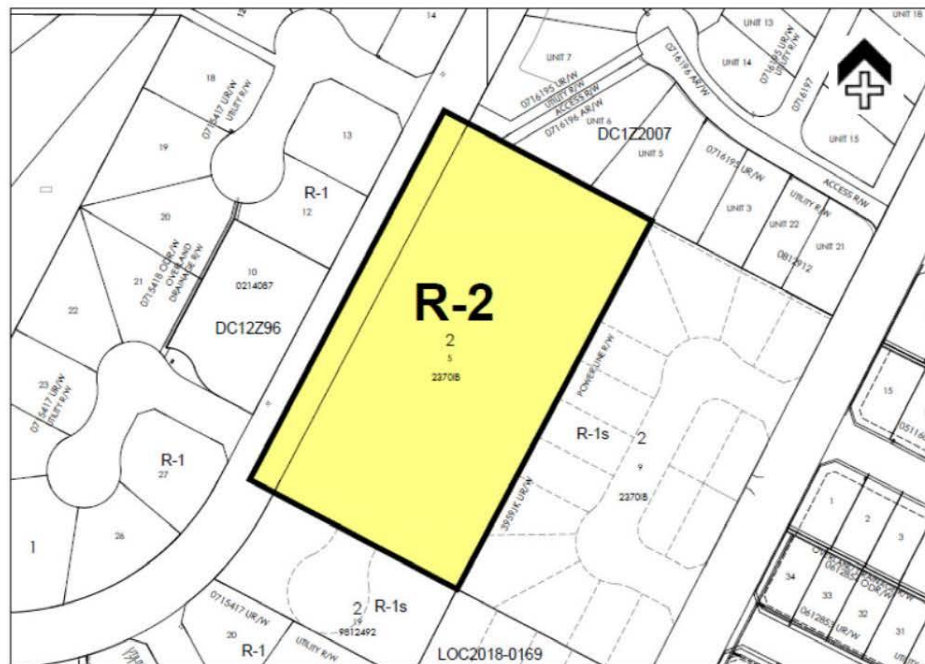
### Notes

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Existing Land Use

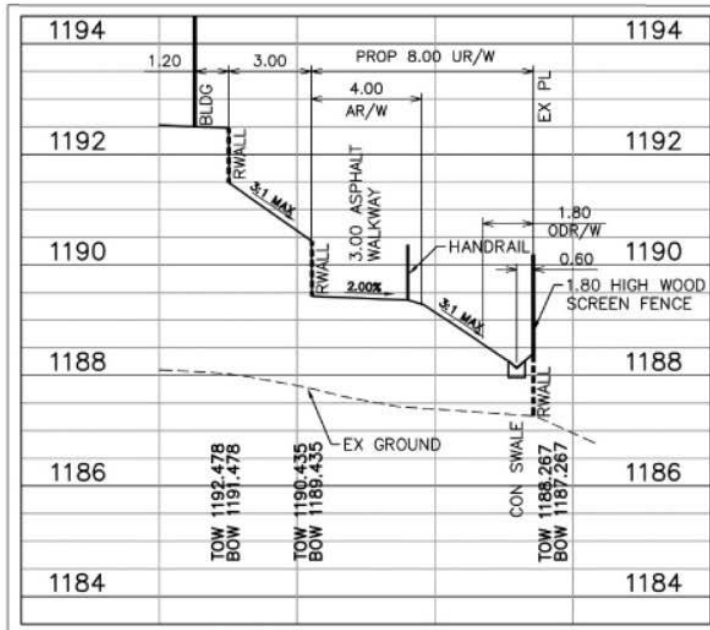
NTS



Proposed Land Use

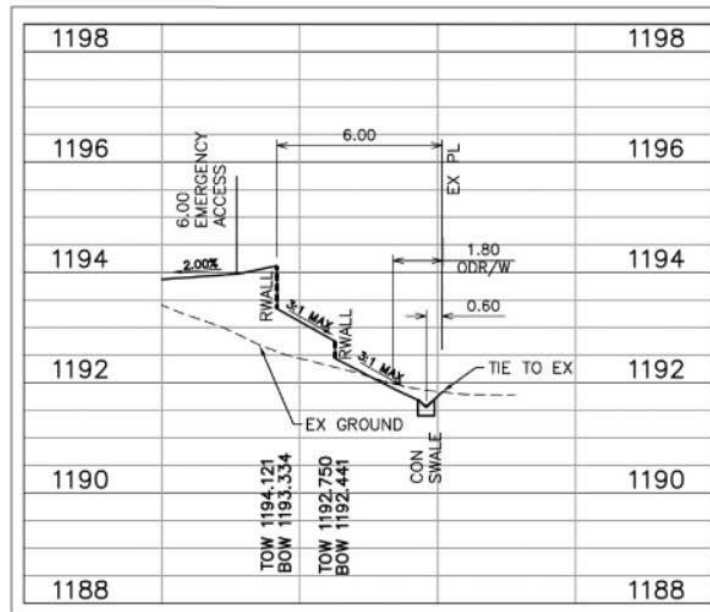
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**Section A-A**

Scale: H=1:300 V=1:150



**Section B-B**

Scale: H=1:300 V=1:150