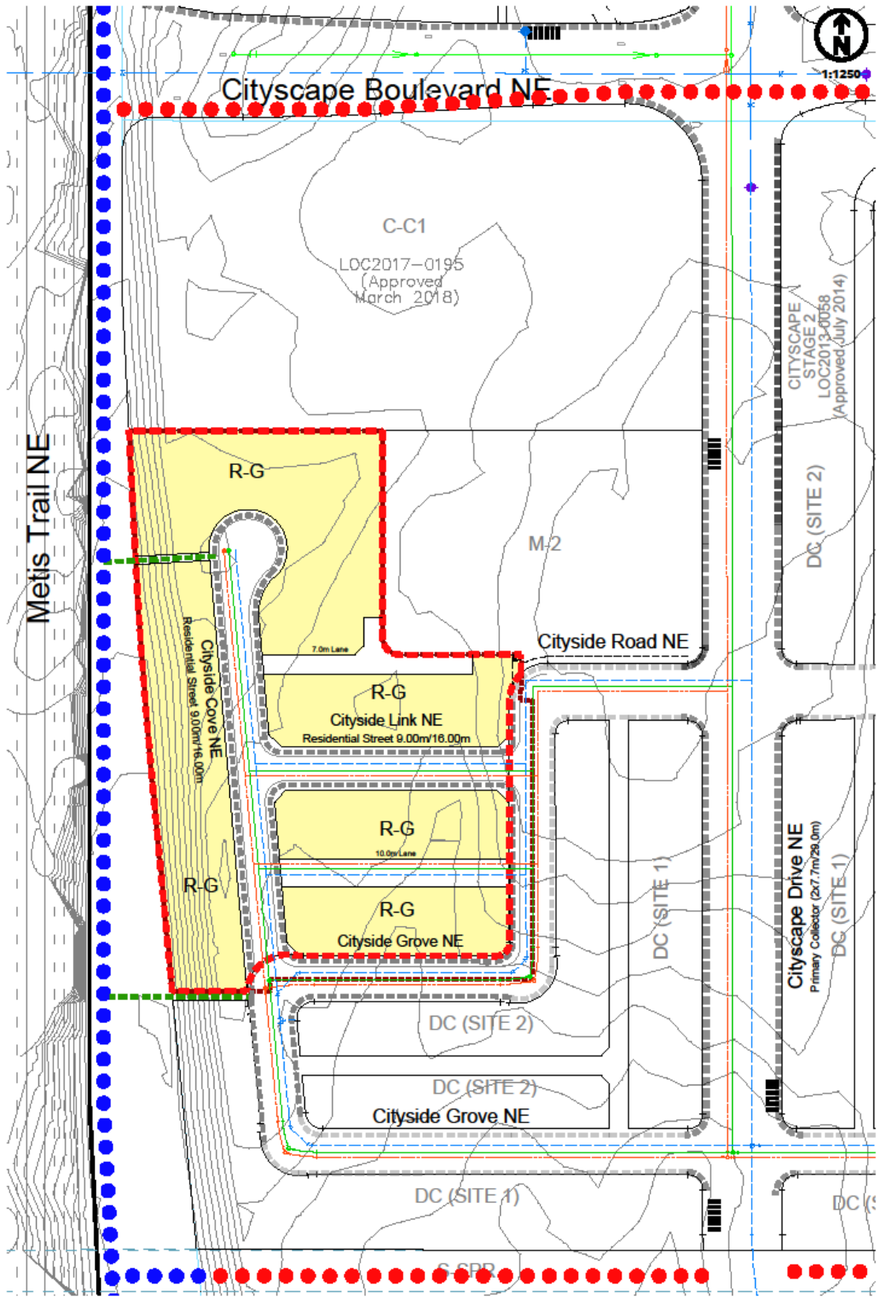
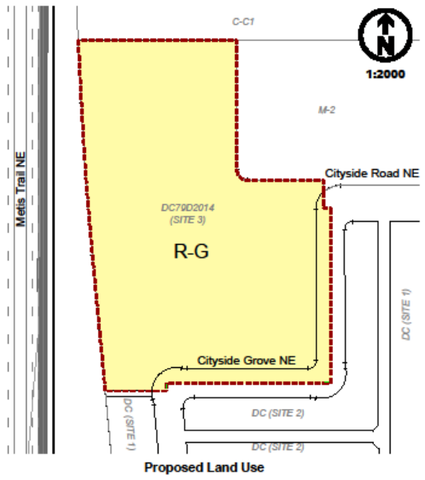
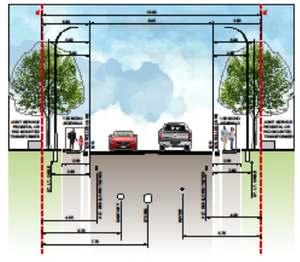
Proposed Outline Plan





Proposed Land Use

LAND USE STATISTICS			
FROM	TO	ha	ac
DC 79D2014	R-G	2.38	5.87
Total Area		2.38	5.87



Residential Street (9.00m /16.00m) (NTS)

OUTLINE PLAN STATISTICS

	Lot width (m) & per acre (m/upa)	Frontage (m)	Hectares (ha)	Acres (ac)	Number of lots/units	% of GDA
Total Area			2.21	5.46		
Gross Developable Area (GDA)			2.21	5.46		100.0%
Residential - Single Family			1.62	4.00		73.4%
Residential - Low Density Mixed Housing District (R-G)			1.62	4.00		
Anticipated number of lanes at 8.7m lot width	8.70	282.62			20	
Anticipated number of lanes at 10.0m lot width	11.00	276.00			25	
					54	
Maximum number of lots based on 9.0m lot width	9.00	580.96			65	
Total frontage		580.96				
Total Number of Units						
Anticipated					54	
Maximum					65	
Density						
Anticipated					24.5 upha	9.9 upa
Maximum					29.5 upha	10.1 upa
Roadways and Lanes			0.59	1.45		26.6%
Residential Street (9.0/16.0m)			0.48	1.07		
Lane (7.0m)			0.07	0.17		
Lane (10.0m)			0.03	0.21		

legend:
- Outline Plan Boundary
- Land Use Redesignation Boundary
- Contour Interval 0.5m
- Prop. 1.5m Conc. Mono Sidewalk
- Future Regional Pathway
- Existing Regional Pathway
- Prop. 3.0m Local Pathway
- Approved Bus Pad Location

Deep Services - Proposed
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

b&a

prime consultant:

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client: mattamyHOMES

sub-consultant:

revisions:

no:	date:	description:
1	05-02-2020	File Setup
2	24-02-2020	Submission
3		
4		
5		
6		
7		
8		
9		

location map:



Subject Site

municipal address:

167 Cityside Grove NE

legal description:

Ptn of S.E.1/4 SEC. 22-25-29-W4M

file description:

pre-app:
LOC:
bylaw no.:

file info:

project no.: 2001-03
drawn by: XX
start date: Feb 5, 2020
current date: Jun 08, 2020

project:

Cityscape

sheet title:

Outline Plan & Land Use Redesignation

exhibit no.:

1.0