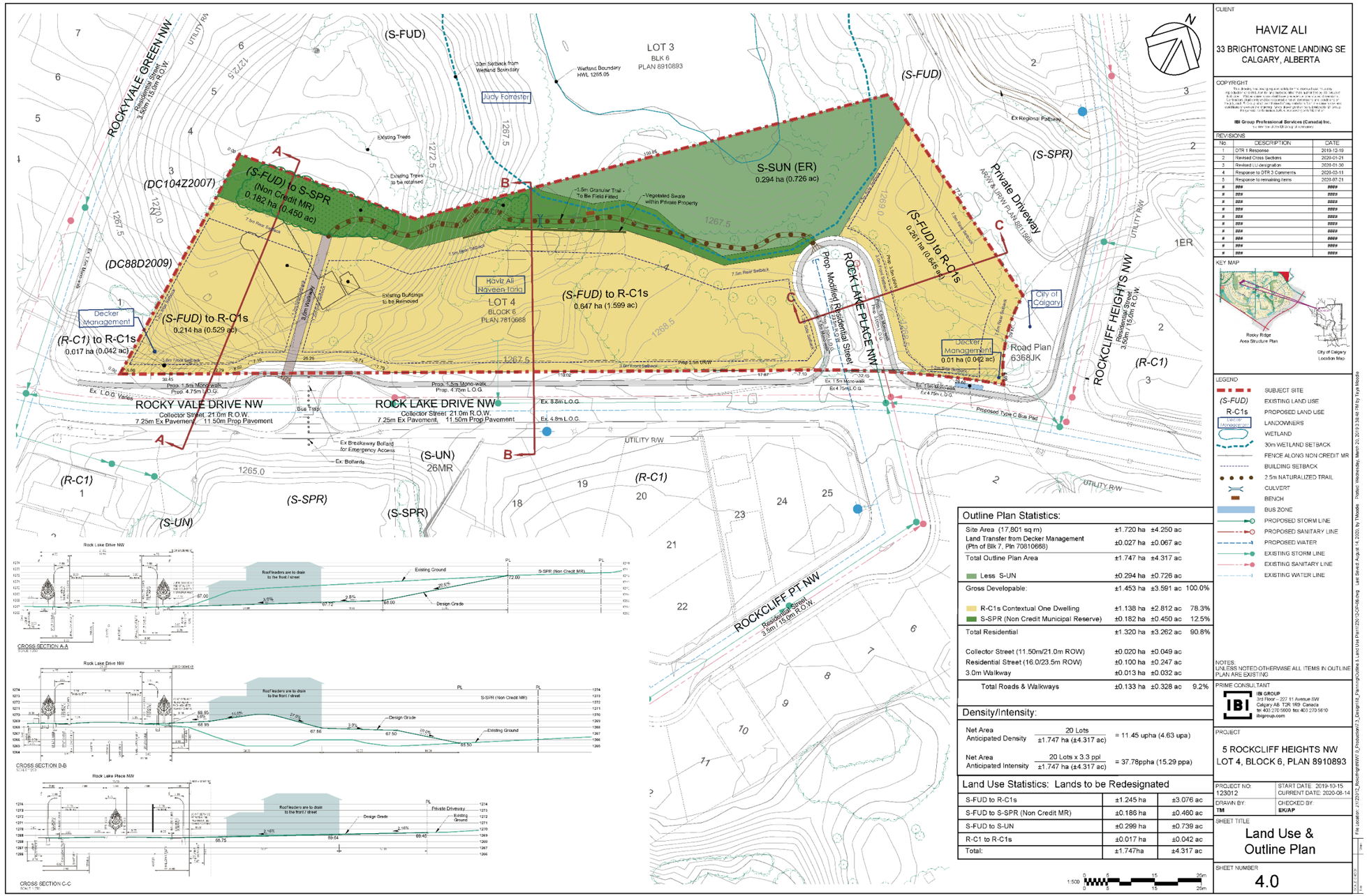
Proposed Outline Plan



Outline Plan Statistics:

Site Area (17,801 sq m)	±1.720 ha	±4.250 ac	
Land Transfer from Decker Management (Ptn of Blk 7, Pln 70810668)	±0.027 ha	±0.067 ac	
Total Outline Plan Area	±1.747 ha	±4.317 ac	
Less S-UN	±0.294 ha	±0.726 ac	
Gross Developable:	±1.453 ha	±3.591 ac	100.0%
R-C1s Contextual One Dwelling	±1.138 ha	±2.812 ac	78.3%
S-SPR (Non Credit Municipal Reserve)	±0.182 ha	±0.450 ac	12.5%
Total Residential	±1.320 ha	±3.262 ac	90.8%
Collector Street (11.50m/21.0m ROW)	±0.020 ha	±0.049 ac	
Residential Street (16.0/23.5m ROW)	±0.100 ha	±0.247 ac	
3.0m Walkway	±0.013 ha	±0.032 ac	
Total Roads & Walkways	±0.133 ha	±0.328 ac	9.2%

Density/Intensity:

Net Area Anticipated Density	20 Lots / ±1.747 ha (±4.317 ac)	= 11.45 upha (4.63 upa)
Net Area Anticipated Intensity	20 Lots x 3.3 ppl / ±1.747 ha (±4.317 ac)	= 37.78ppha (15.29 ppa)

Land Use Statistics: Lands to be Redesignated

S-FUD to R-C1s	±1.245 ha	±3.076 ac
S-FUD to S-SPR (Non Credit MR)	±0.186 ha	±0.460 ac
S-FUD to S-UN	±0.299 ha	±0.739 ac
R-C1 to R-C1s	±0.017 ha	±0.042 ac
Total:	±1.747ha	±4.317 ac