

Applicant Submission

2020 September 16

The Cornerstone Outline Plan was approved in July 2015, encompassing an area of 477 hectares, and providing for a variety of residential and commercial uses, as well as schools (five), open space, environmental reserve, and supporting public infrastructure. Since approval of the Outline Plan, subdivision and construction has advanced, with several stages of the community developed within the community.

Since approval of the Outline Plan, funding availability and requirements of the high school site have changed, and the 21 acres originally set aside for this school site is no longer necessary. This application incorporates the proposed changes to the school site, including reduction of the school parcel (from 21 ac to 18 ac, and the corresponding reallocation of this area for residential purposes.

The proposed Land Use Redesignation reflects modifications to the Outline Plan layout as a result of the modified school site, as follows:

- Special Purpose – School, Park and Community Reserve (S-SPR) to Residential – Low Density Mixed Housing (R-G);
- Special Purpose – School, Park and Community Reserve (S-SPR) to Multi-Residential – At Grade Housing (M-G); and
- Multi-Residential – At Grade Housing (M-G) to Residential – Low Density Mixed Housing (R-G)

The proposed land use is a positive and compliant modification to the Cornerstone community, resulting in a more efficient and affordable high school site and provide greater utilization and efficiency of land.