







DEVELOPMENT YIELD
PLAN DRAFT V3.0






LEGEND JANUARY 2021

-  Site Boundary
31.23 ha | 77.17 ac
-  Legal Parcel Lines
-  5m Contour
-  ALR Boundary
-  Surveyed + Realigned Streams
-  Existing Water Reservoir

PROPOSED LAND USE - DRAFT V2.0

28%	Single Family Development Areas	8.63 ha 21.33 ac
6%	Strata Townhome Development Areas	2.03 ha 5.02 ac
1%	Apartment Development Areas	0.22 ha 0.54 ac
1%	Civic Infrastructure	0.37 ha 0.91 ac
3%	Neighbourhood Park	1.06 ha 2.62 ac
34%	Nature Park	10.75 ha 26.56 ac
10%	Natural Area	2.99 ha 7.39 ac
11%	Public Road ROW	3.34 ha 8.25 ac
6%	Development Reserve	1.84 ha 4.55 ac
100%		31.23 ha 77.17 ac

DRAFT YIELD

	Large Single Family 18m	24	9%
	Medium Single Family 15m	40	15%
	Small Single Family 12m	47	18%
	Duplex Single Family 11m	24	9%
	Townhome 6m	92	34%
	Apartment	40	15%
TOTAL		267	100%

