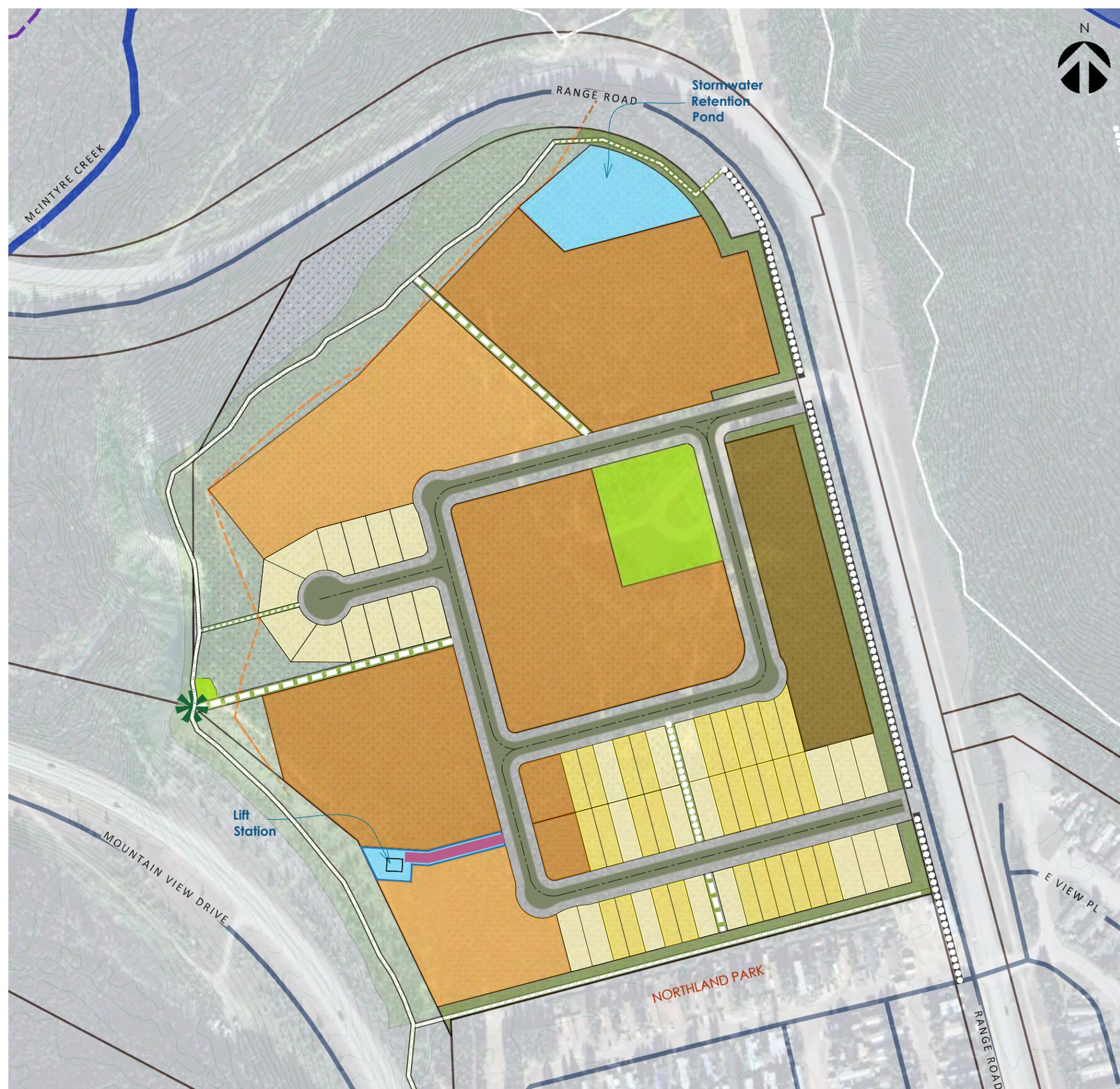


# APPENDIX B

## Neighbourhood Concept Drawings



NEIGHBOURHOOD  
PLAN  
Spring 2023



LEGEND

Housing/Development Type

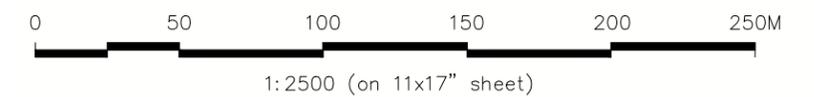
-  - Single detached home
-  - Duplex
-  - Cottage cluster housing
-  - Multiple unit building - medium density
-  - Multiple unit buildings - medium to high density

Parks and Trails Features

-  - Treed buffer/gateway landscaping
-  - Perimeter greenspace
-  - Neighbourhood park and trail corridor
-  - Natural surface trail
-  - Paved pathway
-  - Pocket park

Other

-  - Settlement Land parcel C-15B (KDFN)
-  - Lot 262-6 (YG)
-  - Existing or proposed lot boundary
-  - Road ROW
-  - Road w/centreline
-  - Geotechnical setback
-  - Utility



Clients:

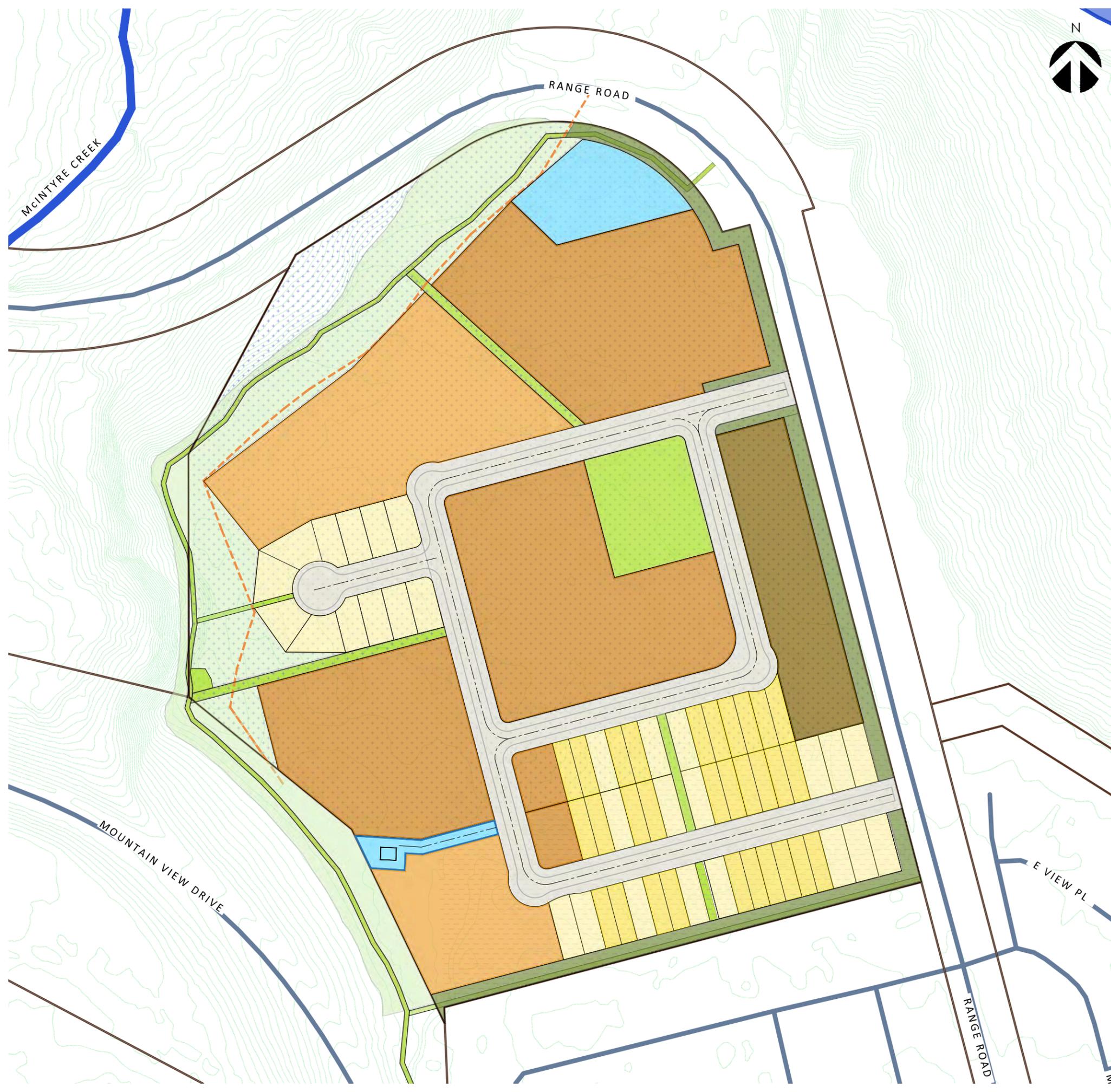


Lead Consultant:



Drafting:





# LAND USE PLAN

Spring 2023



## LEGEND

### Land Uses

- %8 - Single detached home
- %6 - Duplex
- %13 - Cottage cluster housing
- %27 - Multiple unit building - medium density
- %5 - Multiple unit buildings - medium to high density
- %5 - Treed buffer/gateway landscaping
- %14 - Perimeter greenspace
- %6 - Neighbourhood parks and trails
- %13 - Road and road ROW
- %3 - Utility

### Other

- Settlement Land parcel C-15B (KDFN)
- Lot 262-6 (YG)
- Existing or proposed lot boundary
- Geotechnical setback

Note: Percentages are based on the total development area with colour/shading applied.



<p>Clients:</p>	<p>Lead Consultant:</p>	<p>Drafting:</p>
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# HOUSING PLAN

Spring 2023



## LEGEND

Housing/Development Type	Density (units/10,000m <sup>2</sup> )	Total Units
Single detached home	n/a	29
Duplex	n/a	30
Cottage cluster housing <i>(multiple single, duplex, triplex)</i>	15-55	35-129
Multiple unit building - medium density <i>(apartment, fourplex, townhouse, triplex)</i>	25-50	134-267
Multiple unit buildings - medium to high density <i>(apartment, fourplex, townhouse, triplex)</i>	25+	22-68*

\*A RM zone maximum density of three times minimum was assumed for the purposes of projecting housing unit totals and averages.

<b>TOTALS</b>	250 - 523*
Median Estimate	386.5 units

## Other

- Parks, trails and greenspace
- Settlement Land parcel C-15B (KDFN)
- Lot 262-6 (YG)
- Existing or proposed lot boundary
- Road and road ROW
- Geotechnical setback
- Utility



Clients:	Lead Consultant:	Drafting: