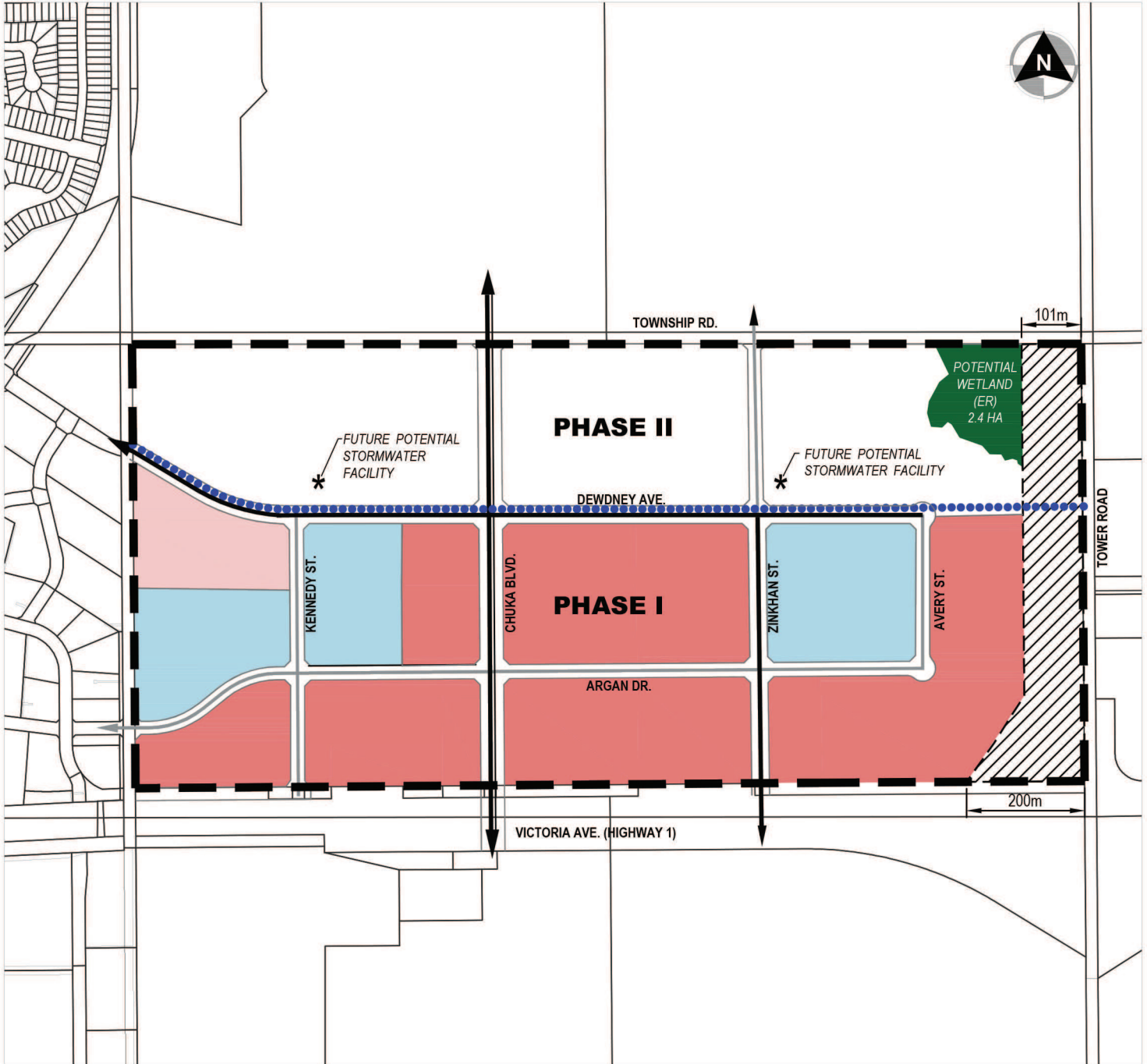












Appendix A.1: Phase I Concept Plan - Land Use



LEGEND

-  Plan Area Boundary
-  Proposed Commercial
-  Proposed Mixed Use
-  Proposed Flex
-  Proposed Arterial Road - 40m ROW
-  Proposed Arterial Road - 30m ROW
-  Proposed Collector Road- 24m ROW
-  Proposed Phasing Boundary
-  Potential Wetland (ER)
-  Future Potential Stormwater Pond
-  Future Highway ROW

Phase I Land Use Composition Table

	Area in ha	% of Total Phase 1 area
Undevelopable Area		
Future Highway ROW	5.3	7.1%
Developable Area		
Commercial	46.9	63.1%
Mixed Use	3.9	5.2%
Flex	8.6	11.6%
Road ROW	9.6	12.9%
Total Area	74.3	100.0%

Scale 1 : 10,000

