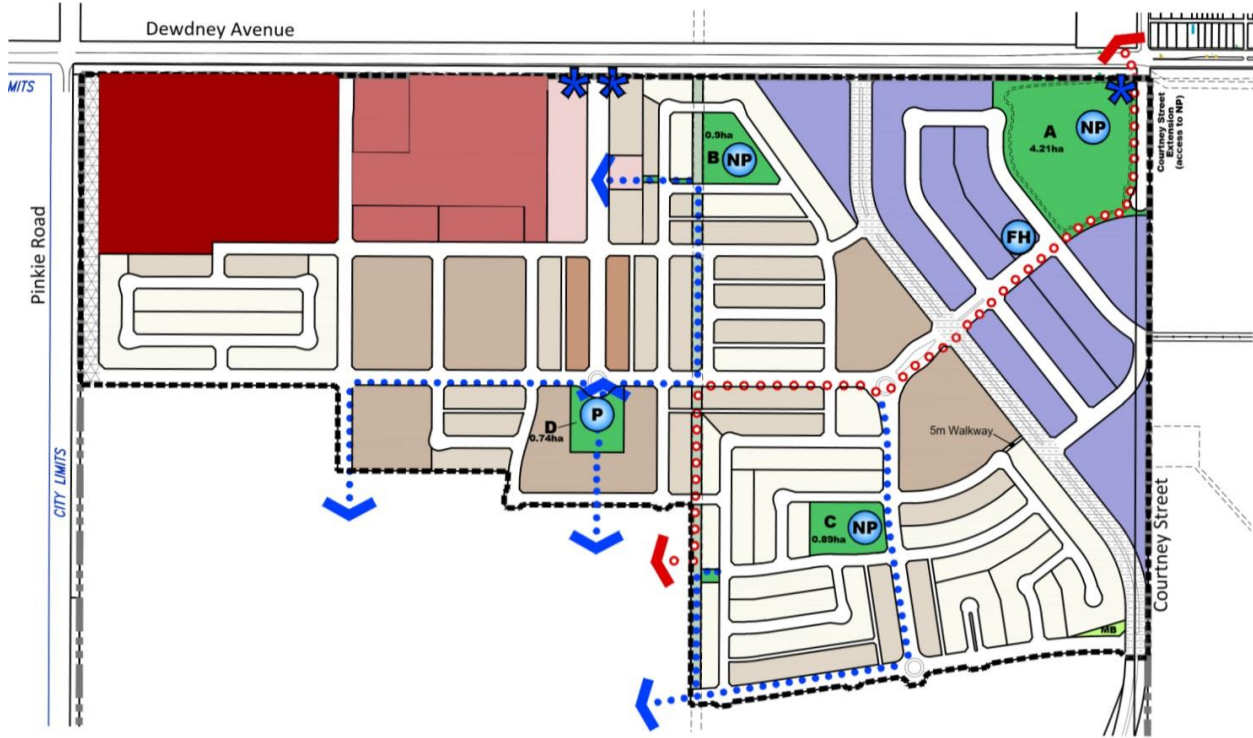


Westerra Phase 1 Concept Plan - (Land Use)



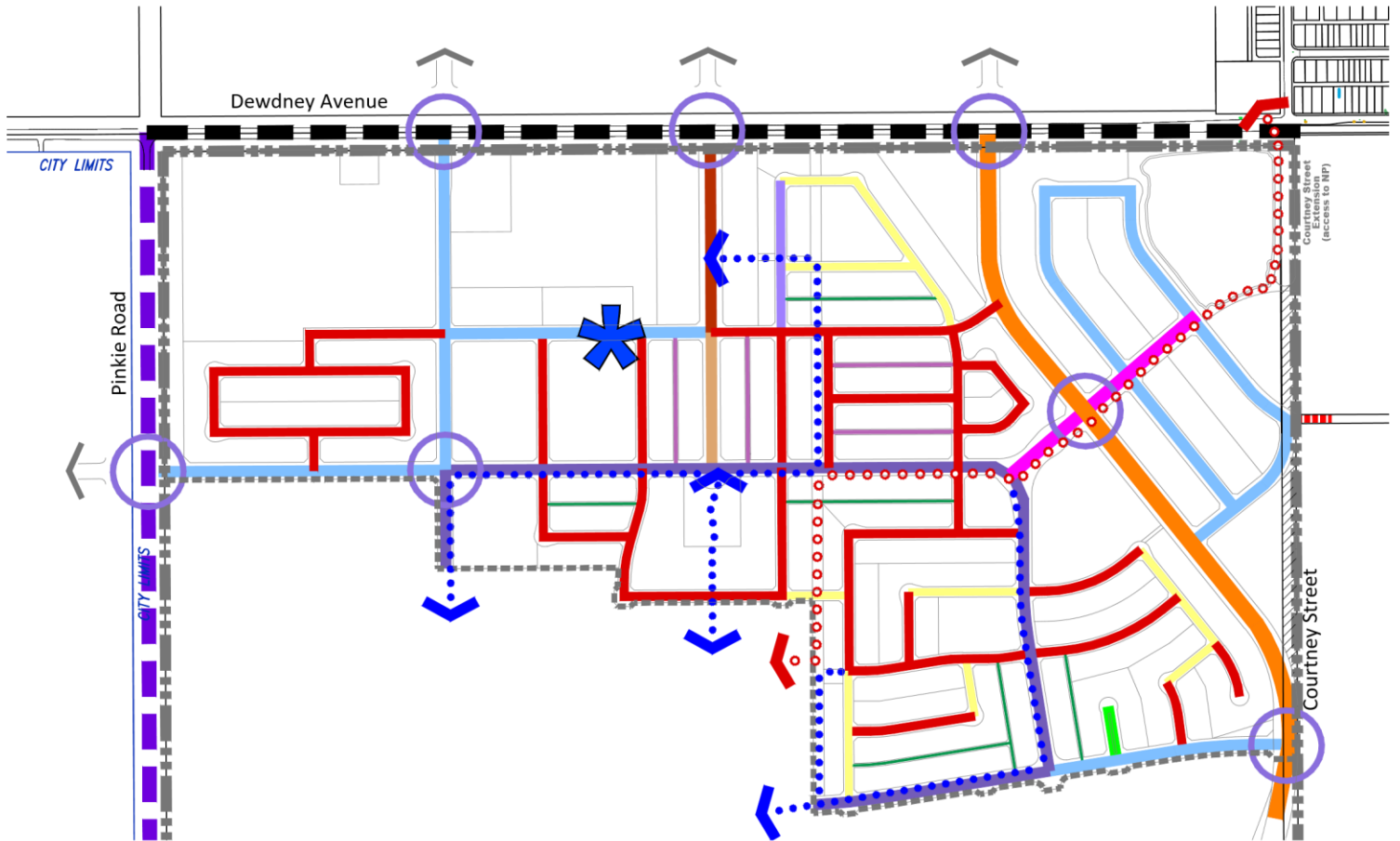
Legend

	Plan Area	
	Ph1 Concept Plan Boundary	113.44ha (100.0%)
	Large Format Retail	9.42ha (8.3%)
	Mixed-Use Community Retail	7.34ha (6.5%)
	Main Street Retail	2.79ha (2.5%)
	Business Park	12.80ha (11.3%)
	High Density Residential	12.53ha (11.0%)
	Medium Density Residential	10.97ha (9.7%)
	Low Density Residential	17.79ha (15.7%)
	Live Work Residential	1.20ha (1.1%)

Parks & Open Space

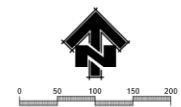
	Municipal Reserve	6.82ha (6.0%)
	Municipal Buffer	0.09ha (0.1%)
	Municipal Utility Parcel	1.25ha (1.1%)
	Road Widening	1.36ha (1.2%)
	Courtney Street ROW Dedication	3.35ha (3.0%)
	Roads	25.71ha (22.7%)
	Existing Right of Way Easement	

	Neighbourhood Park		Stormwater Facility
	Neighbourhood Park / Plaza		Entry Feature
	Potential Fire Hall Site		Devonian Pathway
			Local Pathway



Legend

- Phase 1 Boundary
- Arterial
- Expressway Arterial
- 33.0m Minor Arterial
- 33.0m Main Street Collector
- ±31m Main Entrance Collector w/ Varying Greenway
- 25.0m Live-Work Collector
- 23.5m Collector - Inner Loop
- 22.0m Collector
- 23.5m Local Road
- 18.0m Local Road
- 17.0m Local Road
- 15.0m Local Road
- 7.5m Lane
- 6.0m Lane
- Potential Tie-in to RCMP Training Centre
- Devonian Pathway
- Local Pathway
- ★ Transit Hub
- Signalized Intersection
- ▨ Portion of Existing Courtney Street to be closed 0.93 ha± (2.31 ac±)



Note: The City, at its discretion, may allow variations to the ROW widths without an amendment to the Concept Plan being required.