

DRAFT













- All Units In Metric Unless Otherwise Noted.
- Base Information Obtained From Various Sources And Is Approximate.
- Schedule / Plan Information Is Conceptual And Requires Verification by Appropriate Agency.
- Aerial Photo: Google Earth, Approx. Fall 2016



LAND USE SUMMARY

Site Area	31.21 ha.	77.12 ac.	
Lands from Mattamy to Drummond	0.50 ha.	1.24 ac.	
Lands from Brazeau to Drummond	0.03 ha.	0.07 ac.	
Sub Total	0.53 ha.	1.31 ac.	
Total Site Area (with land Exchange)	31.74 ha.	78.43 ac.	
NON-DEVELOPABLE			
Aggregate Pit	7.35 ha.	18.16 ac.	
Greenbank Road Extension	0.06 ha.	0.15 ac.	
Net Area	24.33 ha.	60.12 ac.	100.0%
DEVELOPABLE			
Residential (see 'UNIT SUMMARY')	11.66 ha.	28.81 ac.	47.9%
Parks	1.95 ha.	4.82 ac.	8.0%
SWM Pond	3.94 ha.	9.74 ac.	16.2%
Walkway / Vista	0.02 ha.	0.05 ac.	0.1%
Right of Way	6.76 ha.	16.70 ac.	27.8%
TOTAL (Net Developable)	24.33 ha.	60.12 ac.	100.0%

UNIT SUMMARY

		Unit <i>width</i>	Unit Depth	Unit Count	Lot Mix	Lot Mix	Frontage <i>(m)</i>	Area		% Net Res	
Residential											
	Back-to-Back Towns	(28')	8.40	x 12.5	146	24%	1,226.4	1.73 ha.	4.27 ac.	14.8%	
	Standard Townhouse	(25')	7.60	x 21.0	287	48%	2,181.2	5.28 ha.	13.05 ac.	45.3%	
	Detached Homes	(31')	9.45	x 21.0	42	7%	25%	396.9	0.86 ha.	2.13 ac.	7.4%
	Detached Homes	(35')	10.70	x 21.0	16	3%	9%	171.2	0.39 ha.	0.96 ac.	3.3%
	Detached Homes	(37')	11.30	x 21.0	6	1%	4%	67.8	0.17 ha.	0.42 ac.	1.5%
	Detached Homes	(42')	12.80	x 21.0	37	6%	22%	473.6	1.06 ha.	2.62 ac.	9.1%
	Detached Homes	(50')	15.24	x 21.0	32	5%	19%	487.7	1.11 ha.	2.74 ac.	9.5%
	Detached Homes	(31')	9.45	x 24.75	20	3%	12%	189.0	0.49 ha.	1.21 ac.	4.2%
	Detached Homes	(35')	10.70	x 24.75	4	1%	2%	42.8	0.11 ha.	0.27 ac.	0.9%
	Detached Homes	(37')	11.30	x 24.75	2	0%	1%	22.6	0.07 ha.	0.17 ac.	0.6%
	Detached Homes	(42')	12.80	x 24.75	5	1%	3%	64.0	0.16 ha.	0.40 ac.	1.4%
	Detached Homes	(50')	15.24	x 24.75	6	1%	4%	91.4	0.23 ha.	0.57 ac.	2.0%
TOTAL					603	100%	100%	5,414.6	11.66 ha.	28.81 ac.	100.0%

ROW SCHEDULE

	(m) width	(lin.m)	(lin.m) Half
Collector Road	24.0	695.5	0.0
Local Road	18.0	21.4	0.0
Local Road	16.5	3001.8	11.5
Window Road	14.0	50.0	0.0
ROW TOTAL		3768.7	11.5

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