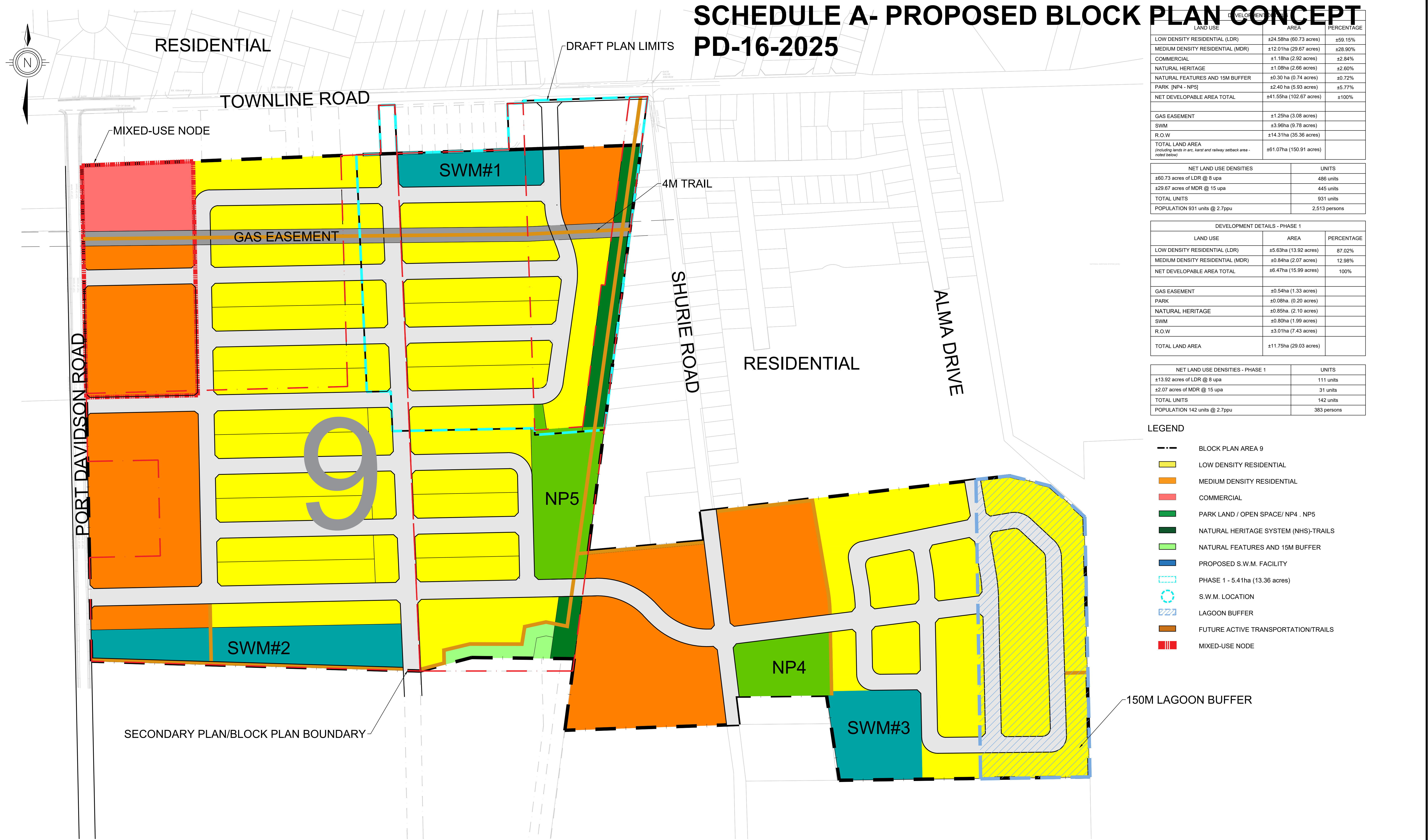




SCHEDULE A- PROPOSED BLOCK PLAN CONCEPT

PD-16-2025

LAND USE	AREA	PERCENTAGE
LOW DENSITY RESIDENTIAL (LDR)	±24.58ha (60.73 acres)	±59.15%
MEDIUM DENSITY RESIDENTIAL (MDR)	±12.01ha (29.67 acres)	±28.90%
COMMERCIAL	±1.18ha (2.92 acres)	±2.84%
NATURAL HERITAGE	±1.08ha (2.66 acres)	±2.60%
NATURAL FEATURES AND 15M BUFFER	±0.30 ha (0.74 acres)	±0.72%
PARK [NP4 - NP5]	±2.40 ha (5.93 acres)	±5.77%
NET DEVELOPABLE AREA TOTAL	±41.55ha (102.67 acres)	±100%
GAS EASEMENT	±1.25ha (3.08 acres)	
SWM	±3.96ha (9.78 acres)	
R.O.W	±14.31ha (35.36 acres)	
TOTAL LAND AREA (including lands in arc, karst and railway setback area - noted below)	±61.07ha (150.91 acres)	

NET LAND USE DENSITIES	UNITS
±60.73 acres of LDR @ 8 upa	486 units
±29.67 acres of MDR @ 15 upa	445 units
TOTAL UNITS	931 units
POPULATION 931 units @ 2.7ppu	2,513 persons

DEVELOPMENT DETAILS - PHASE 1		
LAND USE	AREA	PERCENTAGE
LOW DENSITY RESIDENTIAL (LDR)	±5.63ha (13.92 acres)	87.02%
MEDIUM DENSITY RESIDENTIAL (MDR)	±0.84ha (2.07 acres)	12.98%
NET DEVELOPABLE AREA TOTAL	±6.47ha (15.99 acres)	100%
GAS EASEMENT	±0.54ha (1.33 acres)	
PARK	±0.08ha (0.20 acres)	
NATURAL HERITAGE	±0.85ha (2.10 acres)	
SWM	±0.80ha (1.99 acres)	
R.O.W	±3.01ha (7.43 acres)	
TOTAL LAND AREA	±11.75ha (29.03 acres)	

NET LAND USE DENSITIES - PHASE 1	UNITS
±13.92 acres of LDR @ 8 upa	111 units
±2.07 acres of MDR @ 15 upa	31 units
TOTAL UNITS	142 units
POPULATION 142 units @ 2.7ppu	383 persons

- LEGEND
- BLOCK PLAN AREA 9
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - COMMERCIAL
 - PARK LAND / OPEN SPACE/ NP4 : NP5
 - NATURAL HERITAGE SYSTEM (NHS)-TRAILS
 - NATURAL FEATURES AND 15M BUFFER
 - PROPOSED S.W.M. FACILITY
 - PHASE 1 - 5.41ha (13.36 acres)
 - S.W.M. LOCATION
 - LAGOON BUFFER
 - FUTURE ACTIVE TRANSPORTATION/TRAILS
 - MIXED-USE NODE