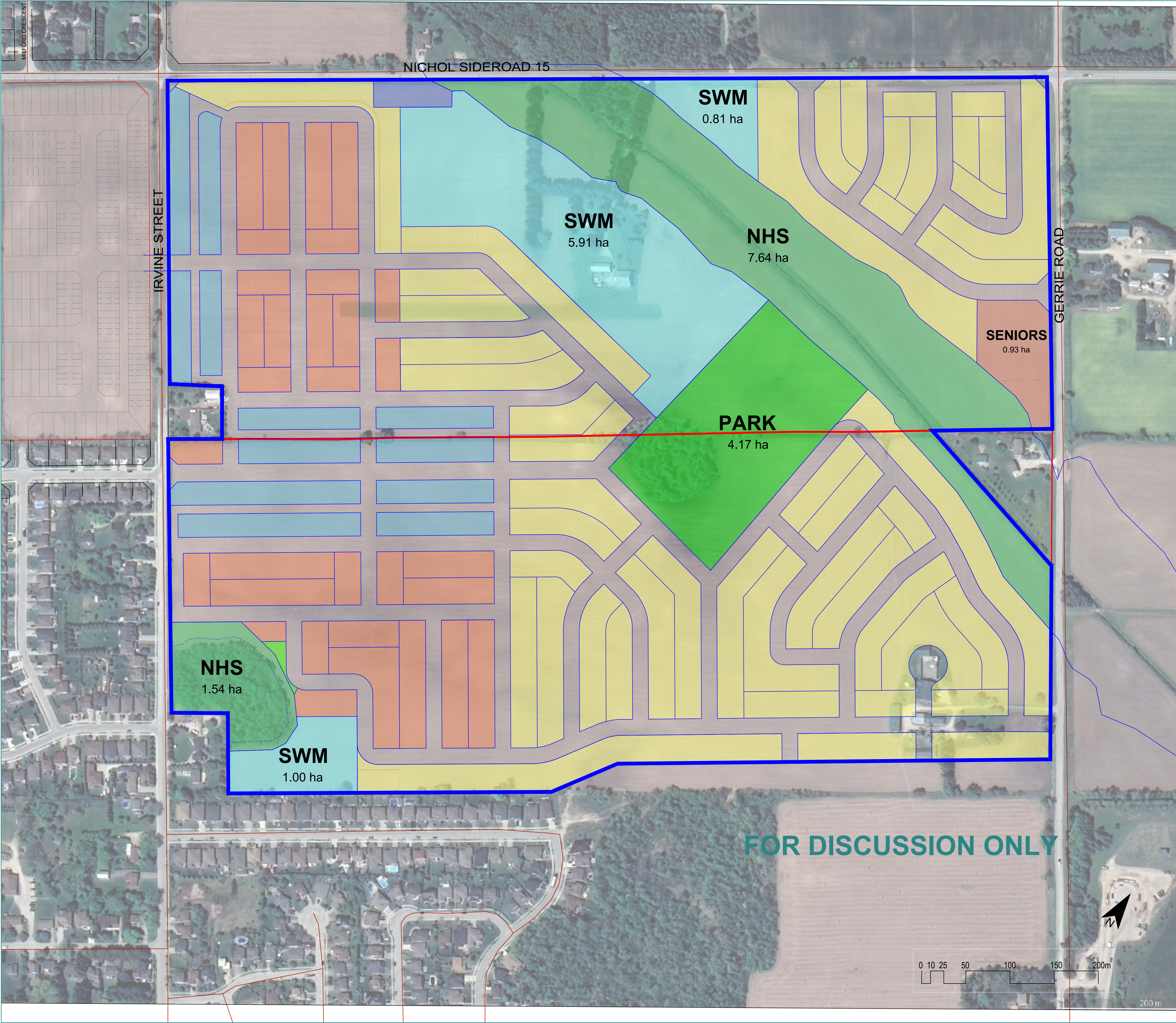


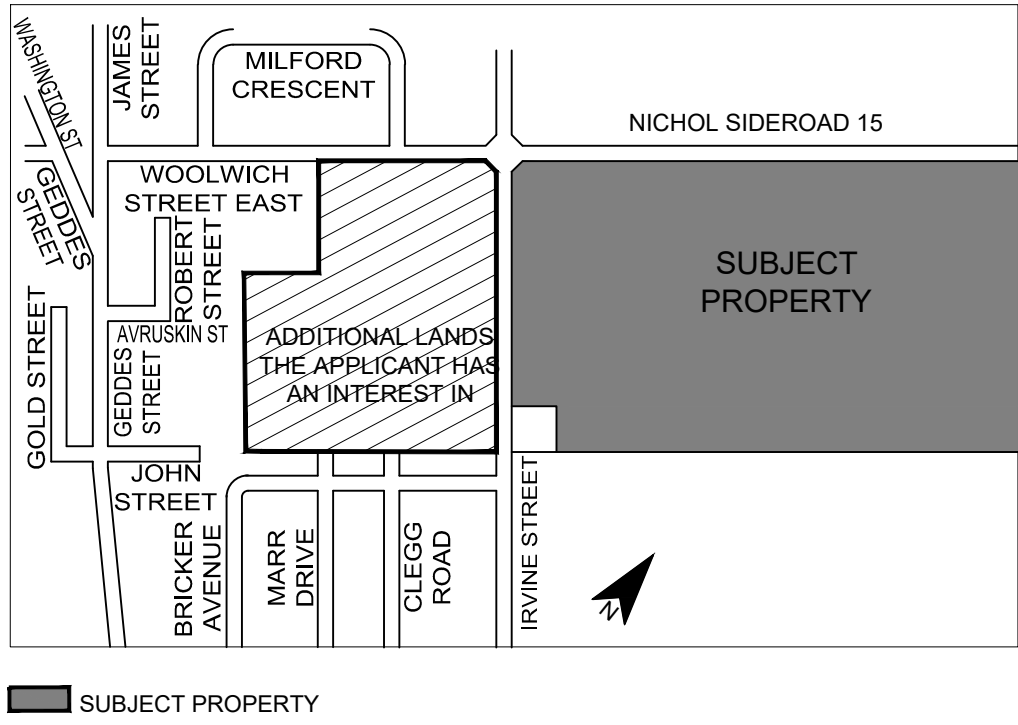


# CONCEPT PLAN

| LAND USE                   |                                  |      | AREA  |        | FRONTAGE |        | APPROX. UNITS |
|----------------------------|----------------------------------|------|-------|--------|----------|--------|---------------|
| Developable Area           |                                  |      | ha    | ac.    | m        | ft.    |               |
|                            | Low Density Residential @        | 11 m | 24.28 | 60.00  | 6,431    | 21,100 | 585           |
|                            | Low/Medium Density Residential @ | 6 m  | 8.48  | 20.95  | 2,417    | 7,928  | 403           |
|                            | Lane Access Residential @        | 6 m  | 4.71  | 11.64  | 1,560    | 5,117  | 260           |
|                            | Seniors Residence                |      | 0.98  | 2.42   |          |        |               |
|                            | Vista                            |      | 0.05  | 0.12   |          |        |               |
|                            | SWM                              |      | 7.72  | 19.08  |          |        |               |
|                            | Pumping Station                  |      | 0.26  | 0.64   |          |        |               |
|                            | Roads / Lanes                    |      | 16.99 | 8.70   |          |        |               |
| TOTAL NET DEVELOPABLE AREA |                                  |      | 67.64 | 167.14 | 10,408   | 34,145 | 1,247         |
| Non Developable Area       |                                  |      |       |        |          |        |               |
|                            | NHS                              |      | 10.17 | 25.13  |          |        |               |
| TOTAL PROPERTY AREA        |                                  |      | 77.81 | 192.27 | 10,408   | 34,145 | 1,247         |

NOTE: Development limits are preliminary and subject to ruther technical study.  
Frontage lengths have been discounted by 10% to compensate for inefficiencies in lotting.

## KEY PLAN



# FOR DISCUSSION ONLY

Prepared For:  
ELORA SANDS DEVELOPMENTS INC.

MGP File No.: 22-3192  
Date: March 3, 2025