

**Table 2: LAND USE CONCEPT AND POPULATION**

	Area (ha.)	% of GDA
<b>GROSS AREA</b>	145.1	100.0%
Arterial Roadway	3.6	2.5%
Pipeline ROW (PUL)	7.3	5.0%
Existing Residential	40.8	28.1%
Existing Park Space	4.8	11.8%
Existing Agriculture	22.6	15.6%
<b>Total Non-Developable Area</b>	<b>79.1</b>	<b>54.5%</b>
<b>GROSS DEVELOPABLE AREA</b>	<b>66.0</b>	<b>45.5%</b>
<b>Parkland, Recreation, School (Municipal Reserve)**</b>		
<i>Park/Open Space</i>	4.0	6.1%
<b>Circulation</b>	13.2	20.0%
<b>Stormwater Management Facilities</b>	3.9	5.9%
<b>Commercial</b>	1.8	2.7%
<b>Total Non-Residential Area</b>	<b>22.9</b>	<b>34.7%</b>
<b>Net Residential Area (NRA)</b>	<b>43.1</b>	<b>65.3%</b>

Residential Land Use, Dwelling Unit Count and Population

	Area (ha)	Units/ha.	Units	% of Total	People/ Units	Population	% of NRA
Single/Semi-Deattached	38.6	24	926	70%	2.8	2,594	89.6%
Low-Rise/Multi-/Medium Units	4.5	90	405	30%	1.5	608	10.4%
<b>Total Residential</b>	<b>43.1</b>		<b>1,331</b>	<b>100%</b>		<b>3,201</b>	<b>100%</b>

Sustainability Measures

Population Density (ppnrha.)					74		
Unit Density (upnrha.)					31		
Single/Semi-Detached// Rowhousing, LowRise/Multi-/Medium Units and high Rise					70%	30%	
Population(%) within 500m of Parkland					97%		
Population(%) within 400m of Transit					95%		
Population(%) within 600m of Commercial Service					89%		

Presence/Loss of Natural Area Features

	Land	Water
Protected as Environmental Reserve (ha)	n/a	n/a
Conserved as Naturalized Municipal Reserve (ha)	n/a	n/a
Protected through other means (ha)	n/a	n/a
Lost to Development (ha)	n/a	n/a

Student Generation

Public School Board		396
Elementary	132	
Junior High	132	
Senior High	132	
Separate School Board		132
Elementary	66	
Junior High	33	
Senior High	33	
<b>Total Student Population</b>	<b>528</b>	

For Public School student generation is based on GDA x 2 for Elementary, Junior High and Senior High School. For Separate School student generation is based on 1x for elementary and 0.5 for junior/senior High.