

LETTER OF INTENT

April 17, 2026

Red River Planning District
2978 Birds Hill Road, East St. Paul, MB R2E 1J5

Attn: Ms. Ferguson, Executive Director

Re: **2511 McGregor Farm Road in East St. Paul [former Meadows Golf Course – “the Meadows”] Development Application**

MRA Planning & Development Ltd. (MRA) has been retained to bring forward a development application to amend the RM of East St Paul Zoning Bylaw 2009-04, rezone and subdivide 2511 McGregor Farm Road (the Meadows).

The proposed development is a master planned residential neighbourhood that offers a mix of housing typologies to meet each stage of the housing life cycle, with open space parklands incorporating both active and passive spaces and walking trails. Community-scale commercial/retail uses and institutional uses (ie. Daycare & assisted living facility) are incorporated into the master plan. Development will be phased based on market demand with the anticipated build out to a maximum of 2,385 dwelling units, +/- 50,000 square feet of small commercial spaces within the village centre and approximately 4.36 acres of additional commercial development over a 15 - 20 year time horizon.

Our application will outline why housing options are critically important to ESP and why the former Meadows Golf Course land is uniquely situated to accommodate growth of this nature.

The project will be serviced by the RM of East St. Paul municipal water and wastewater infrastructure. Discussions will occur with the RM to resolve current municipal infrastructure capacity challenges at a time chosen by the Council of East St. Paul.

An additional comprehensive community engagement process will be the next major step in the approval process, to be launched once our application has been submitted and deemed complete.

We look forward to moving ahead collaboratively to realize a shared vision for the former Meadows golf course site.

Thank you,



Michelle Richard, MCP, RPP, MCIP
Principal, MRA Planning & Development
Email: michelle@mrichard.ca

EXECUTIVE SUMMARY

The proposed Meadows development encompasses approximately 183.5 acres of land designated “General Development” under the Red River Planning District Development Plan. The municipal address of the development is 2511 MacGregor Farm Road.

The Peguis First Nation Real Estate Trust and future land owners will each develop their lands according to:

1. The ‘General Development’ (“GD”) development plan designation.
2. The proposed amendment to the RM of East St. Paul’s Zoning By-law No. 2009-04.
3. The proposed RM of East St. Paul Secondary Plan By-law No 10/2025 that is currently in an approval process.

The Meadow’s development plan responds to identified community gaps and needs in East St. Paul, which include a limited range of housing options, particularly for young and older adults, and a lack of local commercial services and amenities.

The development vision is to create a complete community accommodating up to 2,385 new housing units, supported by a range of commercial and institutional services, amenities, and municipal infrastructure. Small scale commercial development that provides services to the residents of the Meadows development and the broader ESP community will be included in the multifamily buildings within the central village area and standalone commercial services may be built along lands that front MacGregor Farm Road. The development will be built in phases and is anticipated to take 15 – 20 years to reach full build-out of all the planned housing units.

Density targets for the development follow the current maximum density guidelines found within the RM of East St Paul Zoning By-law 2009-04. The maximum unit count of 2,385 units falls within the stated maximum density target of 13 units/gross acre in the RM of East St Paul Zoning By-law 2009-04.

The development plan incorporates a network of parks, active transportation connections, and community spaces, including a daycare and well-designed, pedestrian-friendly public spaces. Greenspace is a key part of the development vision, with over 24 acres devoted to parks, ponds and active pathways that are connected throughout the site, allowing residents to utilize the amenities contained within the park spaces.

A central east-west main street will serve as the neighbourhood’s primary spine, integrating active mobility, streetscaping, and public realm features.

The site will be serviced with urban-standard infrastructure utilizing the RM of East St. Paul municipal services. Discussions will continue at the appropriate time to help East St. Paul address the service capacity constraints affecting future development.

Existing school capacity within the municipality is initially sufficient to support anticipated population growth resulting from this development. The proposal also builds on extensive public engagement undertaken since 2017 and will continue to incorporate community input through ongoing consultation.

1. INTRODUCTION

This application is to rezone and subdivide +/- 183.5 acres of greenfield land in the Rural Municipality of East St Paul (“ESP”).

The application includes a master plan that, if approved, will guide the phased development of up to 2,385 new housing units and approximately 50,000 square feet of community-scaled commercial development on the former Meadows Golf Course. It coordinates land use, transportation, site servicing, and parks.

The greenfield nature and the location of the former golf course within the geographic boundaries of the RM of East St. Paul Secondary Plan By-law 10/2025 makes it suitable for a master planned community of this nature.

The suitability of the Meadows site for neighbourhood development has been reviewed and approved by ESP through:

- An amendment to the RM of East St Paul Development Plan Bylaw 265/17, where the former Meadows Golf Course was redesignated from Recreation/Open Space to Commercial/Residential Mixed Use. This site-specific designation allowed for a mix of urban land uses, including single-detached homes, townhouses, bungalow condos, and apartments. The amendment identified a potential total build-out of 2,806 units over 20 years, subject to subdivision and rezoning approvals.
- In 2018, the Red River Planning District absorbed East St Paul into its official development framework. This action resulted in the site-specific new land designation to be renamed to ‘General Development’ or “GD”.
- The intended commercial and residential land use of the site was further confirmed in the existing Red River Planning District Development Plan By-law 272/19, which designated the site as “General Development” or “GD”.
- Inclusion of the former Meadows Golf Course to be a compact walkable dense community with commercial/residential uses in the R.M. of East St. Paul Secondary Plan 10/2025.

Reference: Appendix A – Policy and Regulatory Alignment History

The proposed new neighbourhood development is consistent with the current land use designation “General Development”. While there is a secondary plan (“RM of East St Paul Secondary Plan 10/2025”) in the approval process, it is subject to a Manitoba Municipal Board Appeal hearing, and as such, this secondary plan does not have standing as a regulatory guide for this application. That being said, this application strongly complies with the RM of East St Paul Secondary Plan 10/2025 and follows the key planning concepts contained within that document.

Reference: Appendix B – Secondary Plan Policy Review

To succeed in its vision, the Municipality has emphasized the following:

- Any new neighbourhood development must be serviced with a full range of urban standard services.
- Infrastructure improvements must occur prior to new neighbourhood development. To do so, there must be innovative approaches to funding and delivering this essential infrastructure.
- Priority investments include upgrades to transportation and servicing infrastructure and investment in community assets. These investments will ensure growth that maintains livability, supports affordability, and strengthens community identity.

This application concurs with the RM's vision:

- Through working with the RM and other levels of government, existing infrastructure constraints will be addressed, and prior to any development occurring, improvements will take place.
- Important community assets will be included in the neighbourhood vision and codified through a future development agreement.

To allow only thoughtful, incremental changes in appropriate locations, this application proposes a new site-specific land use district to the RM of East St. Paul Zoning Bylaw No. 2009-04. This approach, as was contemplated in the development plan amendment of 2017, would create zoning rules that will only apply to the subject plan area and not impact other lands within the RM of East St Paul.

The proposed new zoning district is included in this LOI and described in detail in the accompanying Draft Bylaw.

[Reference: Appendix C - New Zoning District Map](#)

[Reference: Appendix G - Zoning By-law Amendment](#)

2. BACKGROUND

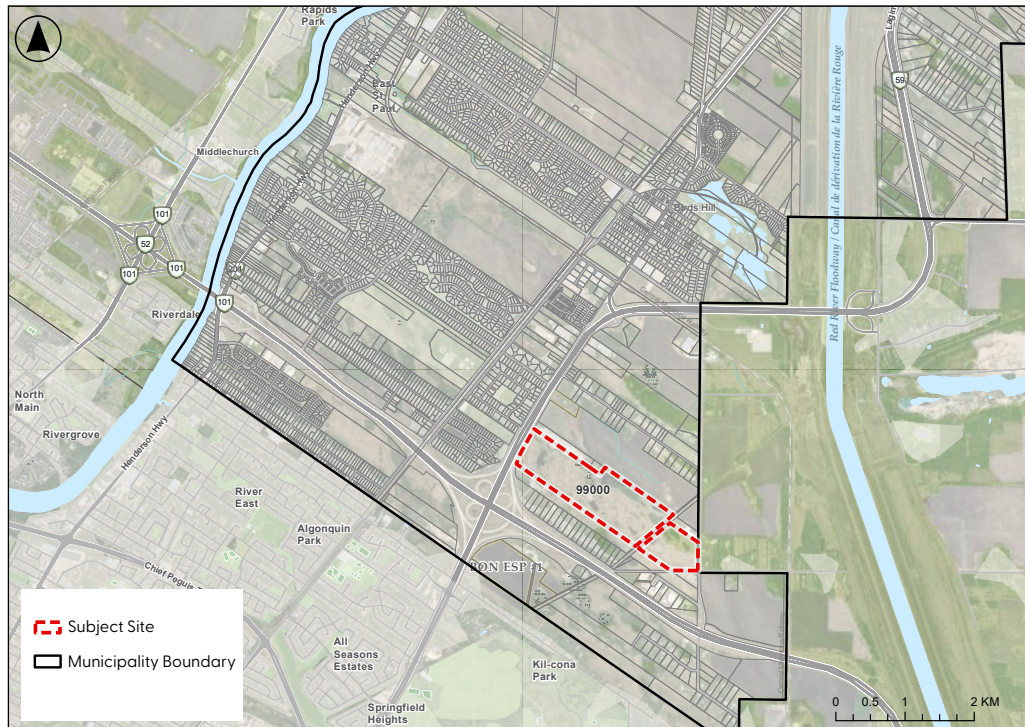
Subject Lands:

Rural Municipality:	East St. Paul Municipal Address: 2511 McGregor Farm Road
Location:	East of PR 59, north of PTH 101, West of Wenzel ST.
Roll No.:	99000.000
CT:	3309805/1, 3309804/1, 3309807/1, 3309808/1
RM Caveats:	2984501/1 [Sewer Connection and Access Agreement] 2958036/1 [Development Agreement]
Legal Description:	Long Legal Description – Reference: Appendix D [Applies to the lands shown in Appendix C - New Zoning District Map]
Registered Owner(s):	10089844 Manitoba Inc.
Ward:	Three (4), Garbage Zone 2B
Development Plan:	<i>The Red River Planning District Development Plan By-law No. 272/19</i>
D. Plan Designation:	General Development
Secondary Plan:	Pending
Zoning By-law:	<i>Rural Municipality of East St. Paul Zoning By-law 2009-04</i>
Zoning District:	“PR” Parks and Recreation Zone and “RR5” Rural Residential Zone
Land Area:	+/- 183.5 acres
Lot Configuration:	Through Lot, from McGregor Farm RD to Wenzel ST.
Fronting Street:	McGregor Farm RD and Wenzel Street

Subject Property and Surrounding Area

The subject +/- 183.5 acres of lands are occupied by the now closed and decommissioned Meadows Golf Course on a through lot located between McGregor Farm RD and Wenzel ST, east of PTH 59 and south of the Provincial Works Yard in the RM of East St. Paul.

Map 1. Subject Lands



Community Snapshot

East St Paul (“ESP”) is characterized as a predominantly single-family neighbourhood with limited housing options and commercial amenities.

The following are snapshots of statistical data on ESP that confirms a lack of available housing options for younger people and for community residents who are aging. Low population growth is a result of limited housing options and a lack of services and commercial amenities in the community:

- **Demographics:**
 - ESP has the lowest population growth among Winnipeg CMA municipalities (3.8% from 2016–2021 and 6.3% from 2020 – 2024).
 - Nearly two-thirds (60%) of household maintainers are over age 65.
- **Household Characteristics:**
 - 99% of housing stock is single-detached and over half (53%) of households have only 1 or 2 people residing.
 - East St Paul is the third wealthiest municipality in the Winnipeg CMA with Oakbluff and Headingly being the wealthiest.

[Reference: Appendix E – East St Paul Community Snapshot Report](#)

School Enrolment

Existing schools in ESP have available capacity despite earlier peak levels in the mid-2000s. Approximately 58% of school-aged children attend local public schools, while a significant portion attend schools outside the municipality, supported by a broader network of nearby schools through the River East Transcona School Division. Overall, existing school capacity is sufficient to accommodate near-term growth, though continued monitoring will be required as development progresses.

Reference: Appendix F – School Capacity Analysis

3. POLICY AND REGULATORY FRAMEWORK

Official Plan

The former Meadows Golf Course is designated ‘General Development’ under the Red River Planning District Development Plan (By-law No. 272/19).

General Development

This land use designation is applied to areas where significant residential development exists or is planned and where the extension of centralized wastewater services is planned. The General Development designation allows for neighbourhood commercial development and higher density housing, provided it is located along major transportation corridors or major nodes.

Prior to the current General Development land use designation, the site was designated ‘Commercial/Residential Mixed Use’ under the RM of East St Paul Development Plan (Bylaw No. 265/17). The 2019 review of the Red River Planning District Official Plan referenced that the intended Commercial/Residential Mixed Use land designation could be accommodated under the proposed ‘General Development’ category.

This land use designation was approved by the Red River Planning District and the Province of Manitoba to apply only to the Meadows Golf Course site in 2017. This designation provided for urban-standard development, including a broad range of housing typologies from single-detached to multi-family apartments, and a suggested build-out of 2,806 units, all served by a full range of municipal services.



Map 2. Official Development Plan Map

Secondary Plan

In 2025, the R.M of East St Paul Bylaw 10/2025 Secondary Plan was approved at a second reading by the Rural Municipality of East St Paul. The designated area within the plan includes the Meadows lands and provides a framework that is consistent with previous plan designations (2017 and 2019), including provision for single-detached and multi-family housing, mixed-use and commercial uses. This application follows the key planning concepts contained within the R.M of East St Paul Bylaw 10/2025 Secondary Plan.

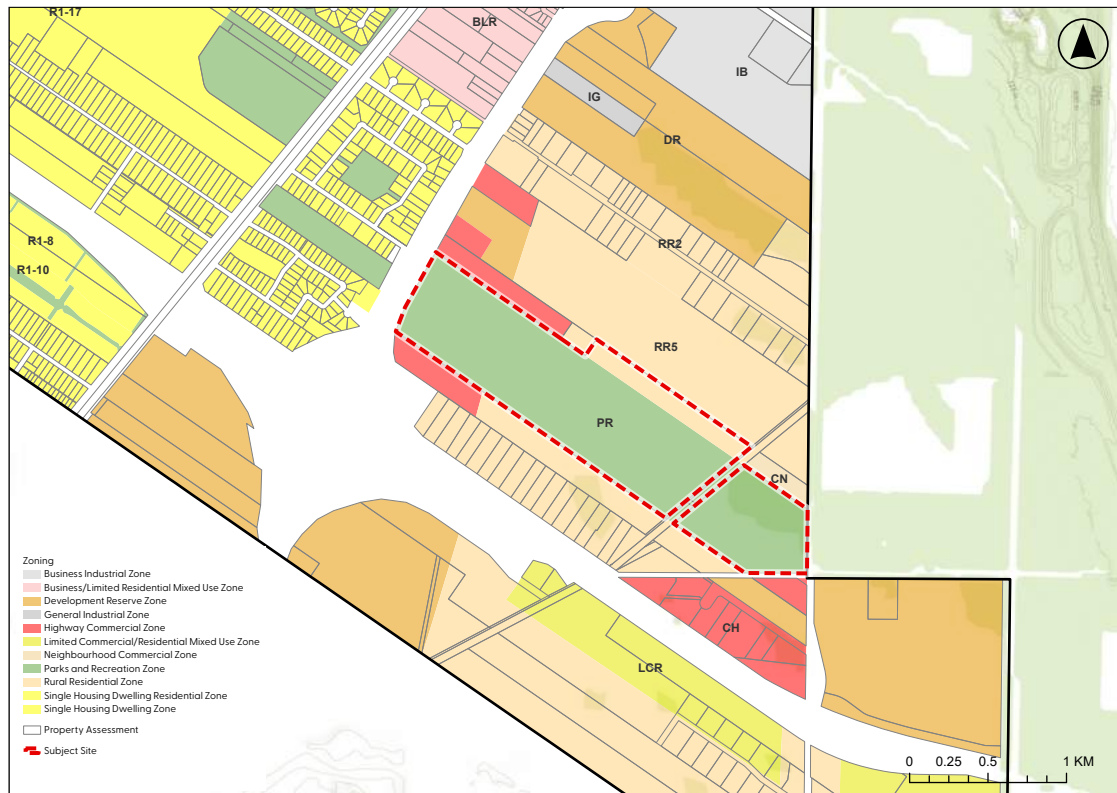
Reference: Appendix B - Secondary Plan Compliance Report

Zoning

Current Zoning:

The current zoning, (“PR Parks and Recreation Zone and RR5 Rural Residential Zone”), does not enable redevelopment to accommodate the planning concepts within the R.M of East St Paul Bylaw 10/2025 Secondary Plan.

Map 3. East St. Paul Zoning By-law No. 2009-04



Future Zoning:

To accommodate this type of new development, the site must be rezoned to allow for new neighbourhood development including:

- Placement and scale of proposed housing and commercial uses
- How the existing and new roadways will be integrated into the new neighbourhood
- How stormwater will be managed
- Where new parks and pathways will be located

The future zoning of the site will follow the zoning category “RMX Meadows Zone”. The RMX Meadows Zone will be an additional zoning category through an amendment to the RM of East St. Paul Zoning Bylaw No. 2009-04. A copy of this zoning amendment is included in Appendix G.

Reference: Appendix G - Zoning By-law Amendment

4. COMMUNITY ENGAGEMENT REVIEW

Since 2017, there have been three community-wide engagement processes that considered the following:

- Amendment to the East St Paul Development Plan, Ventura Developments (2017)
- Rezoning Application, Ventura Developments (2018)
- Rezoning Application, Peguis First Nation Real Estate Trust (2022)

Subsequent to this application being submitted, the following additional engagement process will be initiated to:

- Provide the community with information of future neighbourhood development, which was contemplated in 2017.
- Provide assurances that the proposed site-specific approach will ensure that unfettered development does not occur throughout the rest of the municipality.
- Provide a summary of required infrastructure improvements and how they will be developed in a way that is cost-effective for residents of East St Paul.
- Provide an overview of municipal benefits accrued from the development, including assisting existing ratepayers with future infrastructure costs.
- Receive feedback on the proposed neighbourhood development.

The outcomes of this engagement process will be compiled in an Engagement Report and submitted to the RM of East St Paul to inform their decision-making deliberations and guide any changes to the current plan.

5. DEVELOPMENT VISION

The Meadows will be a complete community developed in phases to provide a maximum of 2,385 new housing units for upwards of 5,000 new residents. All development will occur only upon a full range of municipal services being available, including water, wastewater, land drainage, and urban standard right-of-ways.

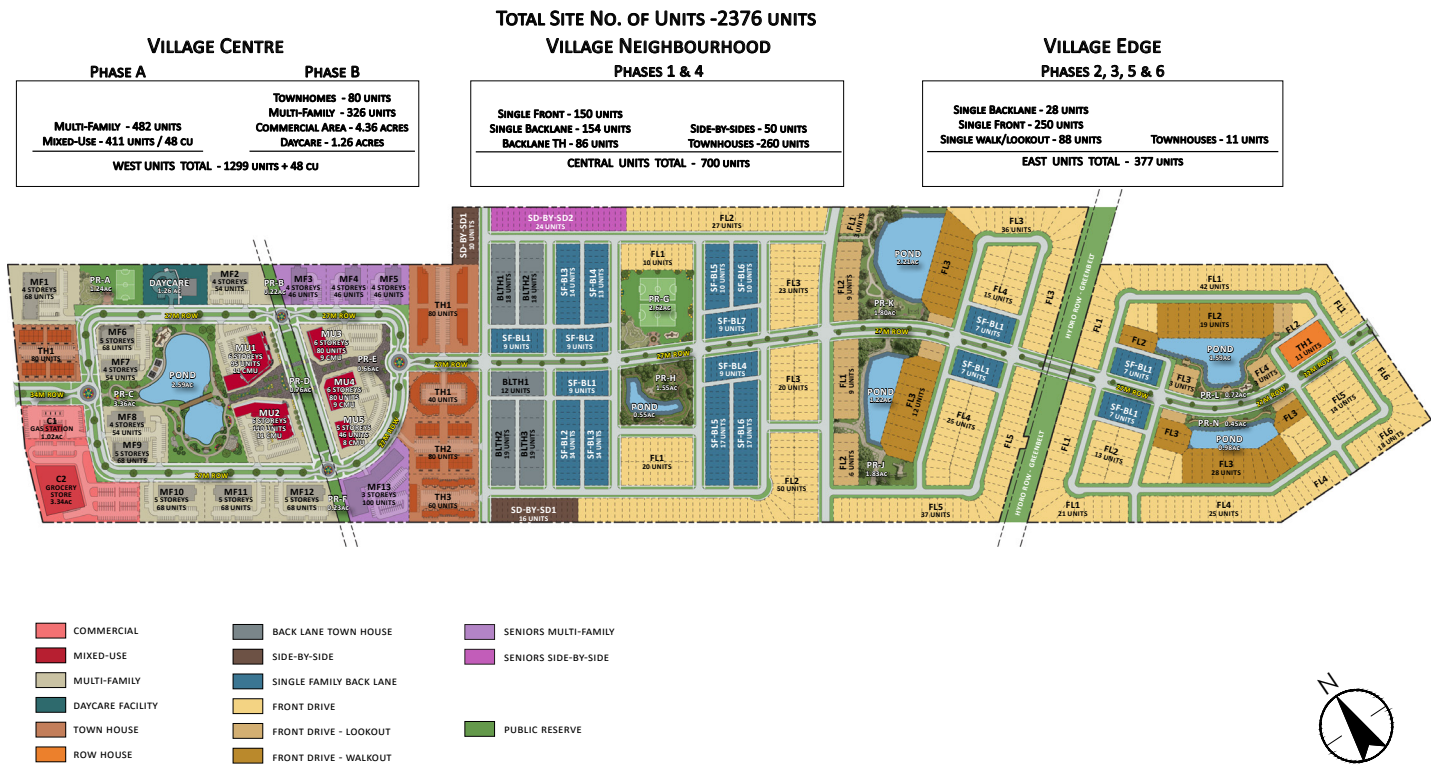
A system of new greenway corridors, nature parks and ponds will anchor the neighbourhood.

Housing choice is a central component to this plan, featuring a range of typologies including single-detached homes, multi-unit apartments and condominiums, townhouses, duplexes, and secondary units, which will allow new and existing residents to live in ESP, age in place, and create a socially and economically diverse community.

Densities and built form will be carefully distributed, with the highest densities directed to Village Centre areas, decreasing in a easterly direction. The lots on the eastern 40% of the site will be larger lots that that will see more expensive forms of housing built. The most expensive homes will be on the walk out and look out lots around the ponds.

Connectivity will be strengthened through the introduction of a new high street, linking various parts of the neighbourhood, parks, and community amenities and guiding development phasing. A complete transportation network including roads, pathways, trails, will support safe and convenient travel.

Map 4. Site Plan



6. DEVELOPMENT AREAS

As the development plan follows the general principles of the RM of East St Paul Secondary Plan By-law 10/2025, commercial development and the type and choice of housing typologies will occur within the following development areas:

- Village Centre (to the west)
- Village Neighbourhood (central)
- Village Edge (to the east)

Each defined area functions with tailored land uses and density ranges. Together, these areas support a balanced pattern of growth, housing choice, mobility, economic activity, and community life.

Village Centre

The Village Centre area is organized around a central greenspace and public meeting place where commercial, institutional services and multifamily housing including mixed uses are introduced.

The Village Centre will function as the primary entry point into the neighbourhood and will accommodate the highest concentration of residential and commercial activity.

The Village Centre is positioned around a well-designed promenade that includes street oriented residential, mixed-use and commercial buildings. It will be a traditional Town Centre, including strong landscaping, public gathering and play spaces, street-oriented buildings and walkable blocks.

The Village Centre will frame a new high street, the existing transportation network and new local roads in addition to providing wide sidewalks (2 – 3 meters) and a green corridor system.

The housing options provided in the Village Centre will shore up the critical housing gap in ESP by providing housing for people under 30 years and over 55 years of age.

Village Centre perimeters will integrate seamlessly with the adjacent lower-scale area called the Village Neighbourhood.

The Village Centre has building heights up to 6 storeys (the four mixed-use buildings at the heart of the commercial area). Approximately 1,300 residential units are planned for the Centre.

Approximately 50,000 square feet of commercial space will be located in the main floor commercial units within multifamily buildings for community amenities such as coffee shops, restaurants, small retail shops and other professional services. In addition, another 4.36 acres of commercial land is available abutting MacGregor Farm Road, which could include a grocery store and gas station.

Figure 1. Rendering - Village Centre



Map 5. Village Centre Site Plan



Village Neighbourhood

The Village Neighbourhood is envisioned as predominantly a residential use. A variety of housing types will be provided, including single-detached (both front drive and back lane), duplexes, and townhomes (including back lane types).

A broad range of housing typologies are planned for the Village Neighbourhood area. This neighborhood will contain rowhouses, townhomes, duplexes and single family detached homes.

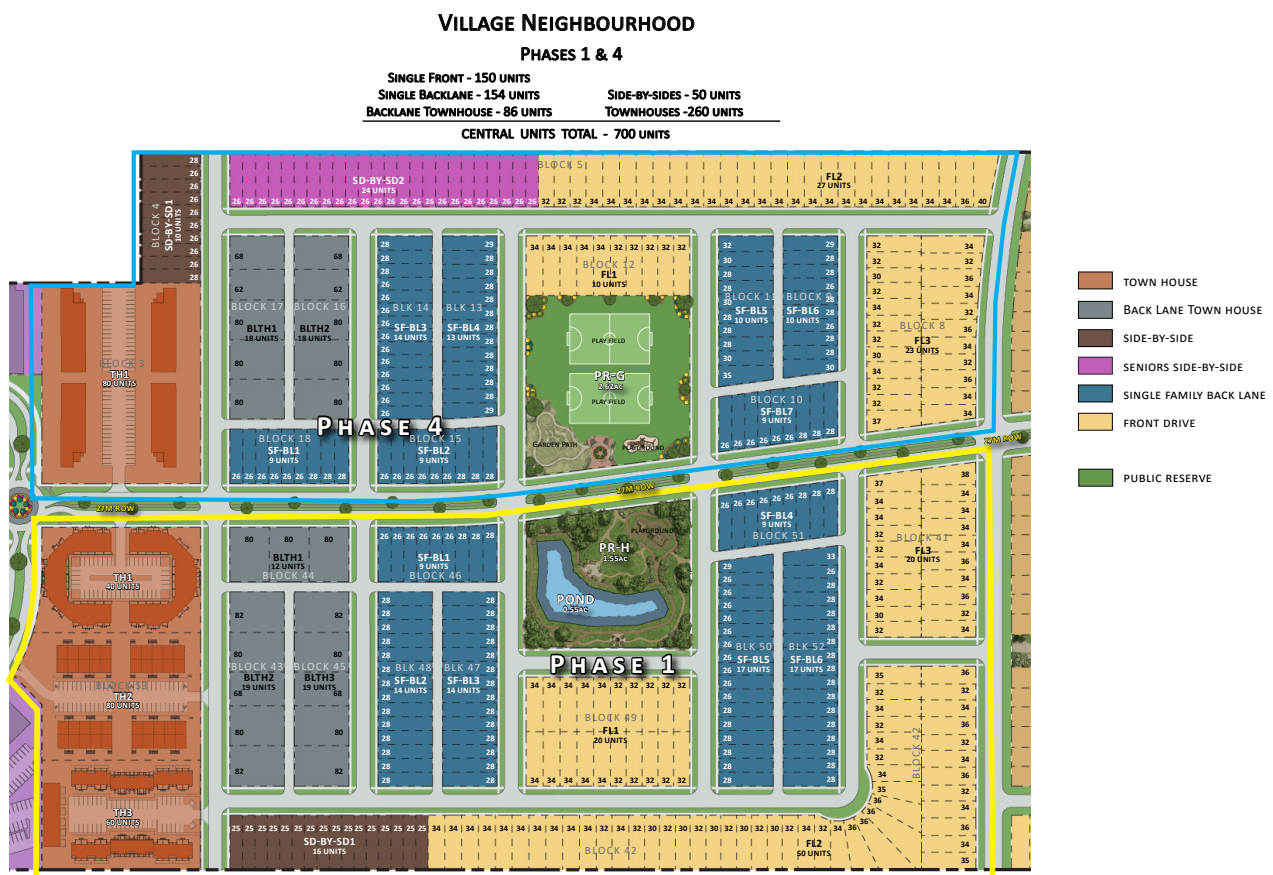
Village Neighbourhood streets will incorporate neighbourhood streetscape elements, including street trees, pedestrian-scale lighting, sidewalks on both sides of the street and pathways. Blocks will be scaled and designed to support walking and other forms of transportation outside the car.

Two community-scale parks will be centrally located, accommodating both active and passive greenspace surrounding sports fields and a pond.

Figure 2. Rendering - Village Neighbourhood



Map 6. Village Neighbourhood Site Plan



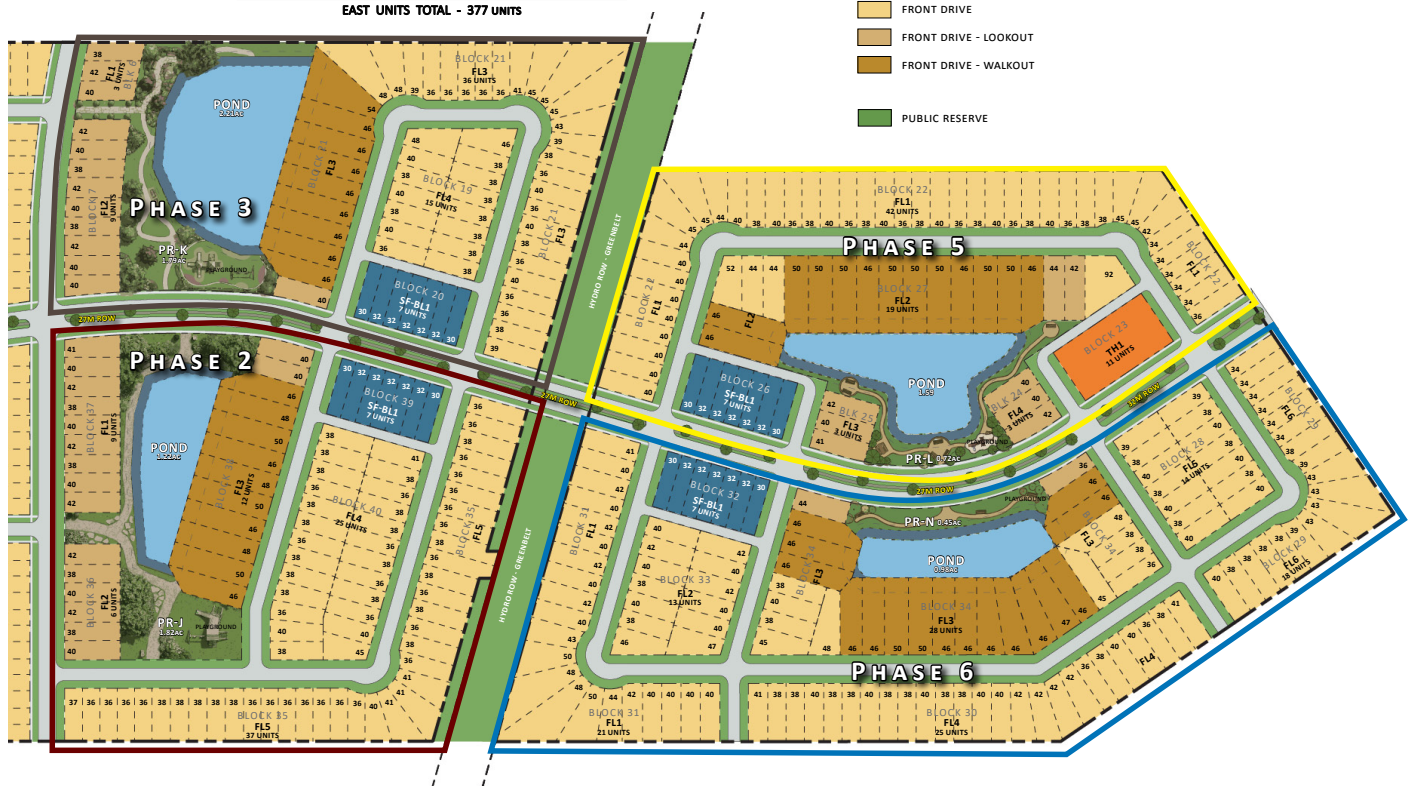
The Village Edge area will feature larger, single-detached homes at a higher price point than those in the Village Neighbourhood, while respecting the existing character of East St Paul as predominantly upper scale residential housing.

A limited number of townhouses will be provided to act as a transition from the Village Neighbourhood to the Village Edge area.

Figure 3. Rendering - Village Edge



VILLAGE EDGE
PHASES 2, 3, 5 & 6
 SINGLE BACKLANE - 28 UNITS
 SINGLE FRONT - 250 UNITS
 SINGLE WALK/LOOKOUT - 88 UNITS
 TOWNHOUSES - 11 UNITS
EAST UNITS TOTAL - 377 UNITS



7. GREENSPACE

The design and function of greenspace within the development is a key component of the vision of this new neighborhood. Spaces that allow families and residents of all ages to participate in activities is important to the quality of life within the community.

The new neighbourhood is planned to include a range of park types and open spaces that support opportunities for congregation, playing, recreation and sports for all ages as shown in Map 8.

Map 8. Greenspace Concept Plan



Legend

- Parks
- Pathway

Active and passive recreational park spaces will be accommodated throughout the site within each of the Village Centre, Village Neighbourhood and Village Edge areas. They will all be of varying sizes from 0.5 acres with pathways along naturalized ponds in the Village Edge to 3.36 acres with larger park spaces to support programming (eg: sports fields; sport courts; dog parks, community spaces) in the Village Centre.

The Village Centre will include specialized urban-style parks, such as pocket parks and promenades, best described as areas to play and gather, with playgrounds, picnic areas, seating, water features, and sports fields.

The Village Neighbourhood area will have two centralized parks with large open spaces for playfields and playgrounds to accommodate those people living in residences with smaller or no yards.

The Village Edge area has a total of 4 parks of varying sizes (from 0.5 acre to 1.85 acres) to provide an amenity with a series of recreational paths and playgrounds for each quadrant.

Naturalized ponds are also associated with each park to provide dedicated retention areas for site drainage while enhancing aesthetic appeal.

All park greenspaces will be linked through a centralized pathway/active transportation system on the main high street to ensure greenspace connectivity.

Figure 4. Rendering - Greenspace



8. INSTITUTIONAL SERVICES

A daycare for 74 children has been constructed at the northwest portion of the Village Centre. It has been integrated into the Village Centre planning and design and is located directly across the street from the large central park and the main commercial hub, providing additional amenities for children outside the daycare space.

An area in the southeastern quadrant of the Village Centre will potentially have an assisted living home as its primary use to accommodate the aging population of ESP.

Community gardens, including market areas, will be encouraged throughout the neighbourhood, with preferred locations in neighbourhood and community parks to ensure equitable access.

Public Art will be integrated into parks and public spaces to strengthen the sense of place and support partnerships with local artists if ESP will accept this type of asset within the greenspace that gets turned over to the RM.

Figure 5. Rendering - Community Assets



9. TRANSPORTATION

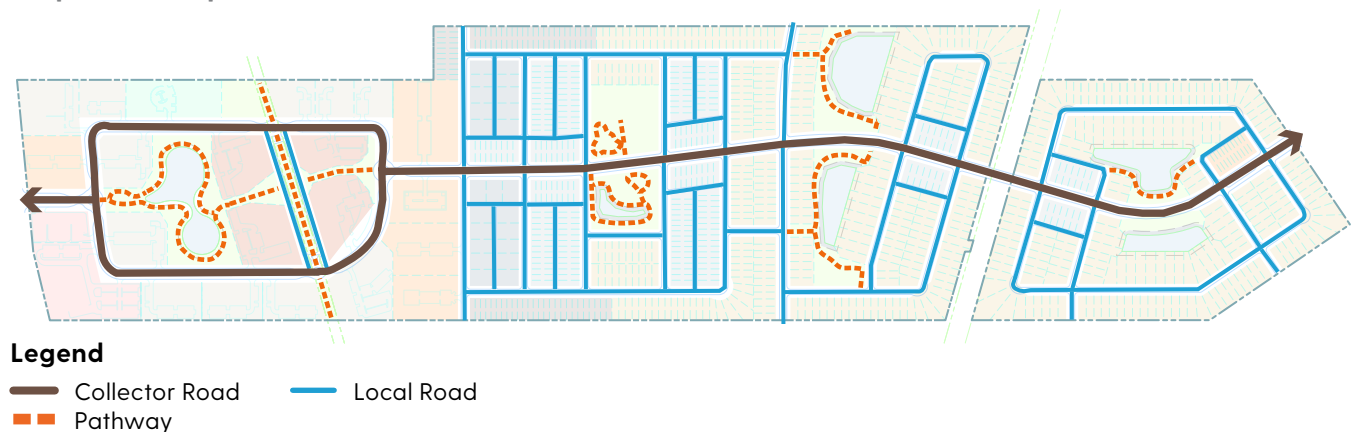
Transportation network design will generally align with the conceptual Transportation Network Plan shown in Map 9. The precise alignment, configuration, and design of roadways may be refined at the detailed design stage.

The timing and sequencing of transportation infrastructure will be coordinated with development activity to support orderly growth and efficient delivery of services.

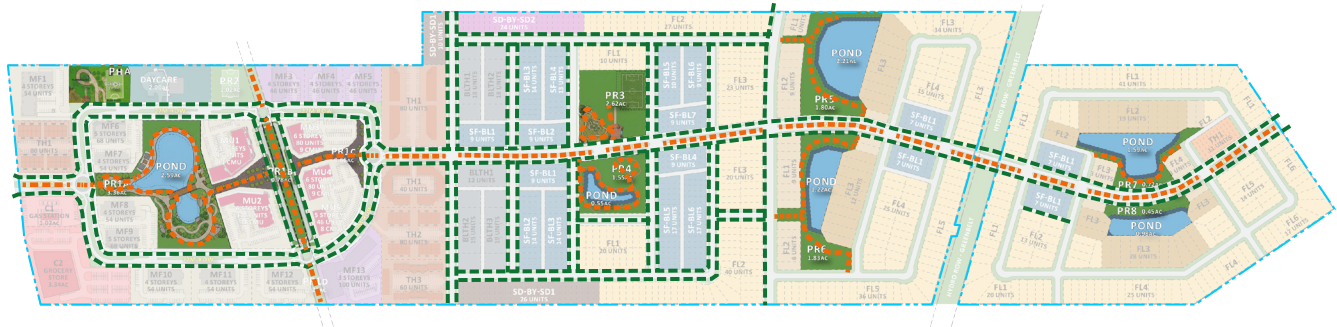
The internal road network consists of existing and planned local and collector roads that provide neighbourhood access, emergency services, and active transportation routes. A primary “High Street” collector road will be established to function as a central organizing corridor.

Sidewalks will also be provided in all three neighbourhood types, including wider 3.0 m sidewalks on both sides of the street within the Village Centre to strengthen connectivity and encourage pedestrian activity.

Map 9. Transportation Network Plan



Map 10. Pathways and Active Transportation Connectivity



Legend

- Parks
 Pathway
-  Sidewalk

10. MUNICIPAL SERVICING

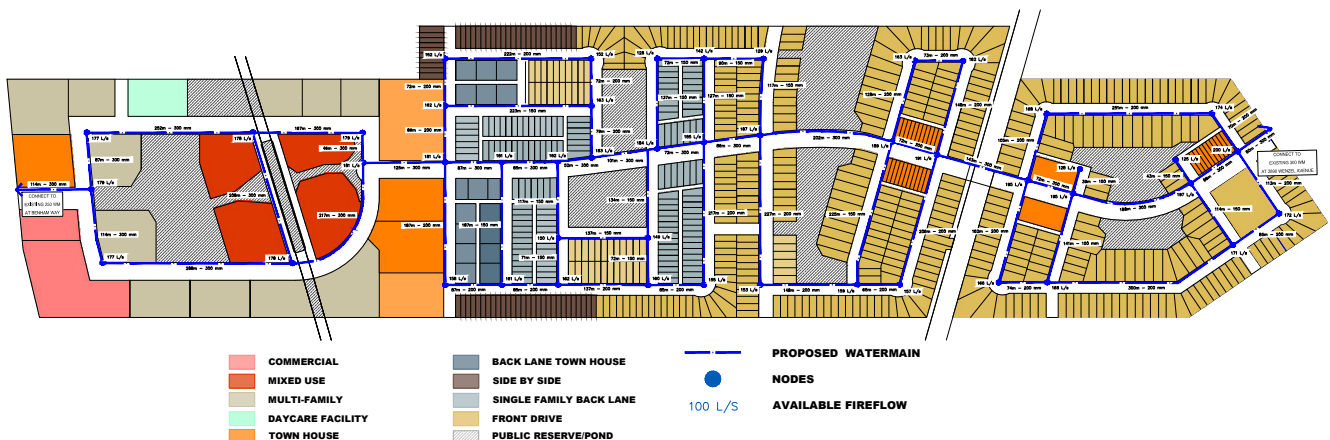
The new neighbourhood will be serviced with a full range of municipal services, including water, wastewater, land drainage, and urban-standard roadways, as well as utilities.

Water and Wastewater Servicing

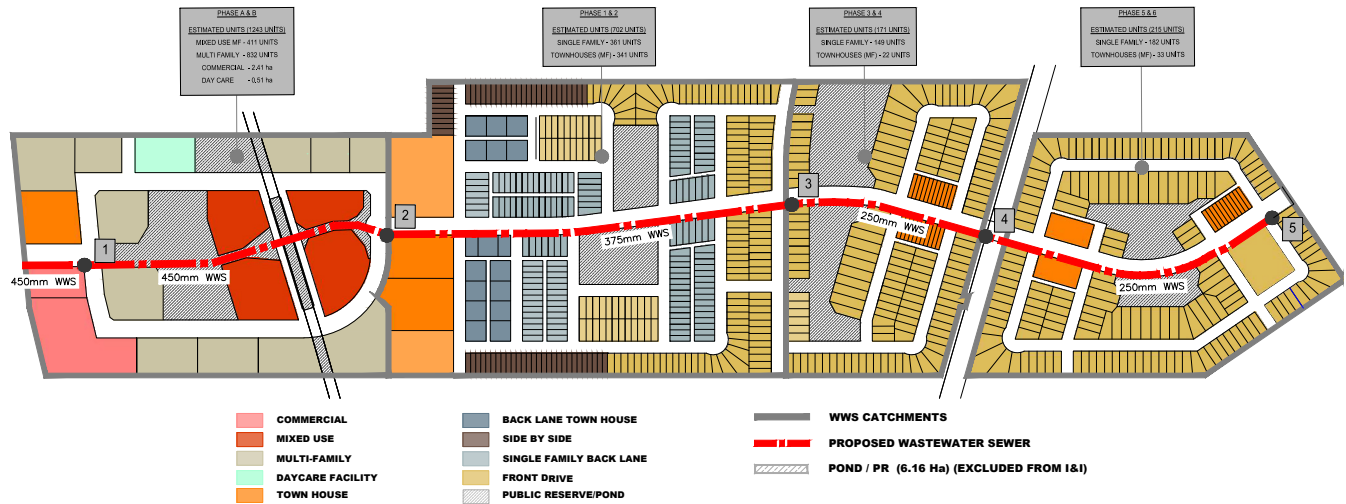
A servicing report has been completed, and the provision of municipal water and wastewater will follow the conceptual Water and Wastewater Plan shown in Maps 11 and 12, which will be refined through detailed engineering following the subdivision and rezoning, if approved and as directed by a development agreement.

The municipal servicing report demonstrates that with key upgrades, there will be sufficient water supply and wastewater capacity for the planned development.

Map 11. Water Conceptual Plan



Map 12. Wastewater Conceptual Plan

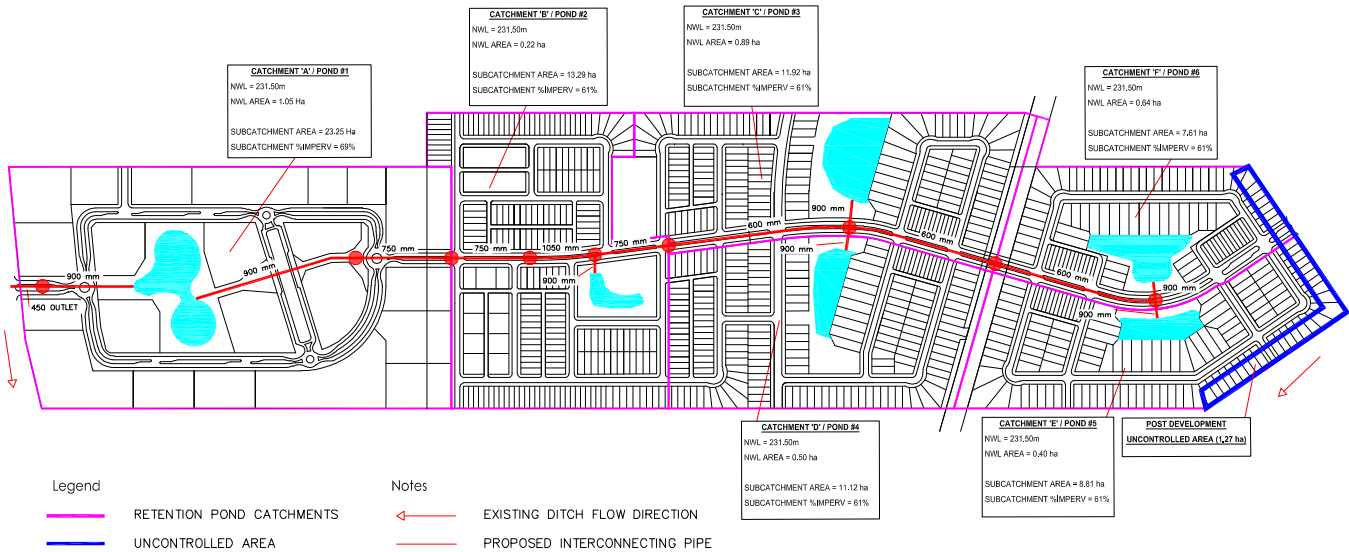


Land Drainage

Land drainage will be installed in accordance with the Land Drainage Plan shown on Map 13.

Stormwater facilities will be designed to function effectively at each phase of development and at full build-out, consistent with approved detailed engineering studies.

Map 13. Land Drainage Plan



11. PHASING

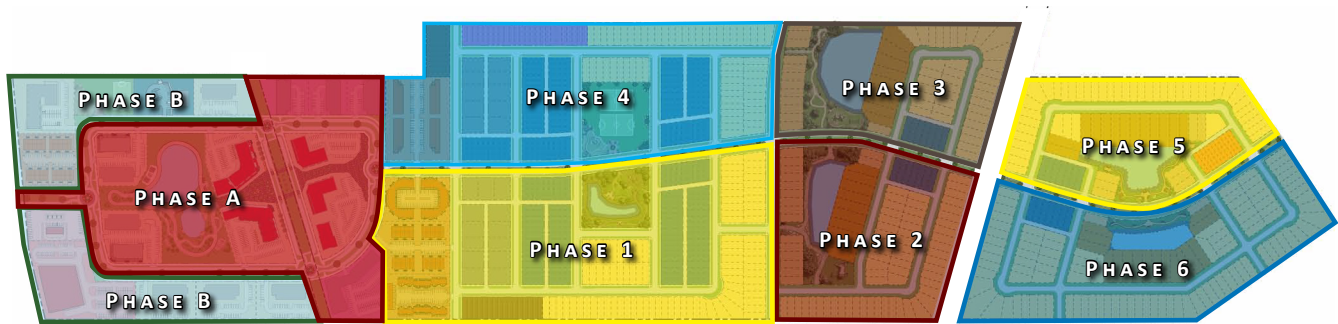
New neighbourhood development will occur incrementally over an extended timeframe, with full build-out generally anticipated to be 15 - 20 years, as shown in Figure 6.

Phase A includes the Village Centre, where the highest density is proposed. Phase B represents Peguis First Nation Real Estate Trust lands, including multi-family apartments and potentially commercial uses such as a grocery store and gas station.

Phases 1 and 4 represent the Village Neighbourhood area and include a mix of townhomes, side-by-sides, and single-detached homes.

Phases 2, 3, 5 & 6 represent the Village Edge area and include townhomes and a mix of single-detached homes, ranging from backlane, front driveway, and premium homes with basement walkouts and lookouts.

Figure 6. Phasing Plan



12. COST SHARING

Infrastructure required to support development within the site will be constructed or funded by the current Meadows developer through Development Agreements and related approvals to the satisfaction of the Rural Municipality of East St Paul.

The developer is prepared to enter into a Development Agreement or other cost sharing arrangements with landowners to equitably allocate the cost of infrastructure required to support development of the site and other sites in ESP.

Development Agreements may include cost-sharing mechanisms for infrastructure that provides benefits to multiple landowners, including:

- Collector roads and related infrastructure;
- Traffic control devices;
- Parks and open space infrastructure;
- Water, land drainage, and wastewater systems.

Off-site infrastructure improvement costs, such as municipal wastewater treatment plan upgrades and infrastructure oversizing (if required), will be allocated among benefiting landowners through cost-sharing arrangements to the satisfaction of the Rural Municipality of East St Paul.

It is acknowledged that development will proceed only where the required infrastructure can be provided by the developer or through cost-sharing arrangements among benefiting landowners to the satisfaction of the Rural Municipality of East St Paul.

13. SUPPORTING DOCUMENTATION

Appendix A – Policy and Regulatory Alignment History

Appendix B – Secondary Plan Policy Review (Secondary Plan Compliance Report)

Appendix C – New Zoning District Map

Appendix D – Long Legal Description

Appendix E – East St Paul Community Snapshot Report

Appendix F – School Capacity Analysis

Appendix G – Zoning By-law Amendment

Appendix H – Complete Community Scan of East St. Paul, Manitoba

Map 4: Site Plan

TOTAL SITE NO. OF UNITS -2376 UNITS
VILLAGE NEIGHBOURHOOD

VILLAGE EDGE
PHASES 2, 3, 5 & 6

VILLAGE CENTRE

PHASE A

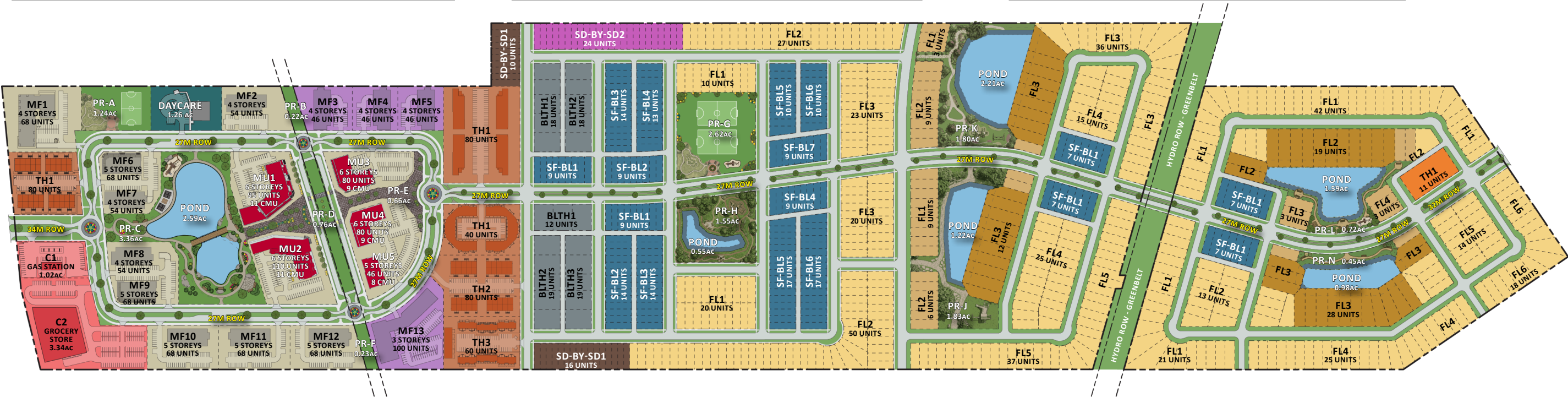
PHASE B

PHASES 1 & 4

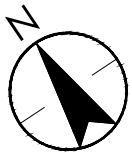
MULTI-FAMILY - 482 UNITS MIXED-USE - 411 UNITS / 48 CU	TOWNHOMES - 80 UNITS MULTI-FAMILY - 326 UNITS COMMERCIAL AREA - 4.36 ACRES DAYCARE - 1.26 ACRES
WEST UNITS TOTAL - 1299 UNITS + 48 CU	

SINGLE FRONT - 150 UNITS SINGLE BACKLANE - 154 UNITS BACKLANE TH - 86 UNITS	SIDE-BY-SIDES - 50 UNITS TOWNHOUSES - 260 UNITS
CENTRAL UNITS TOTAL - 700 UNITS	

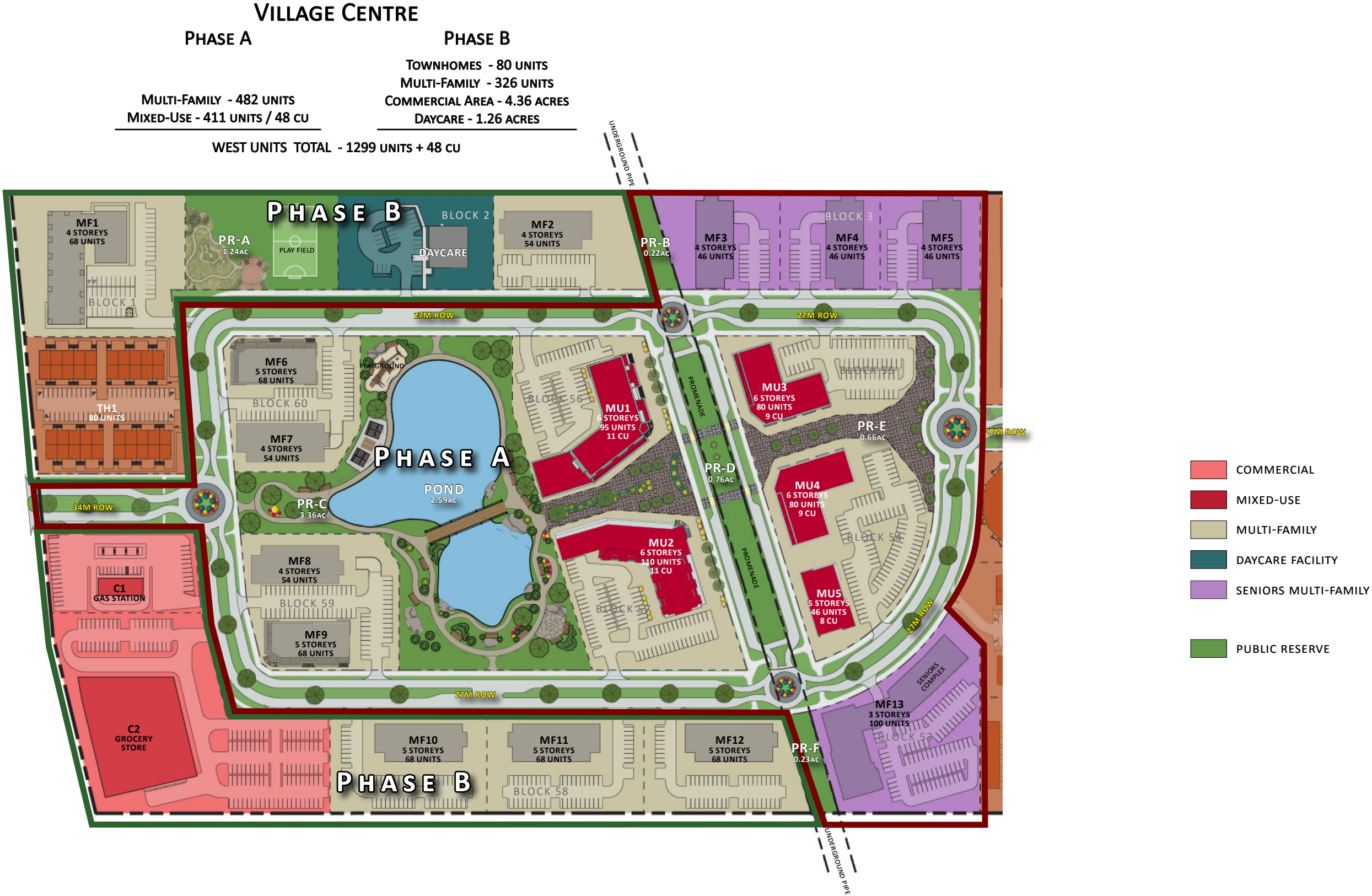
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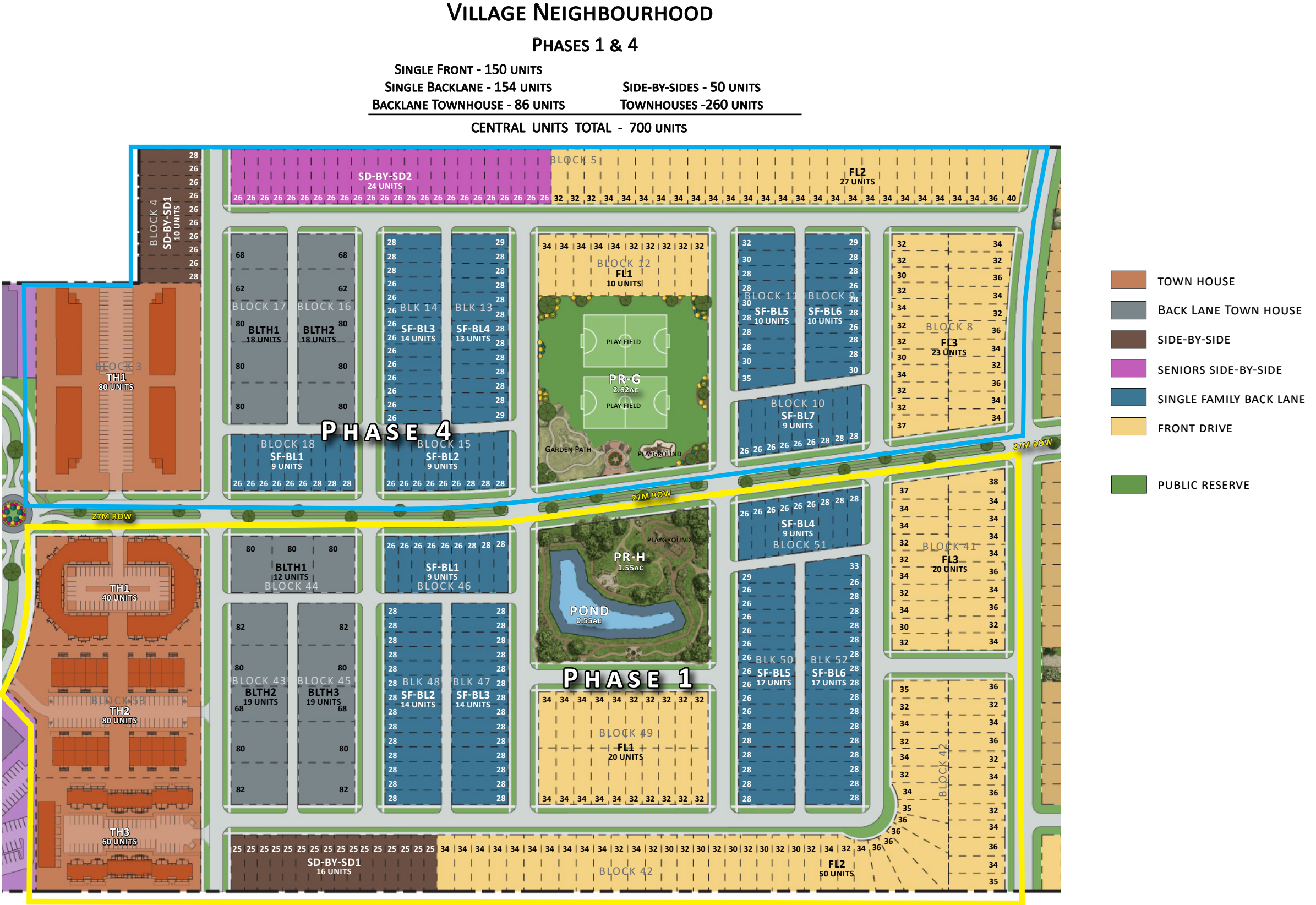
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|------------------|-------------------------|----------------------|
| COMMERCIAL | BACK LANE TOWN HOUSE | SENIORS MULTI-FAMILY |
| MIXED-USE | SIDE-BY-SIDE | SENIORS SIDE-BY-SIDE |
| MULTI-FAMILY | SINGLE FAMILY BACK LANE | |
| DAYCARE FACILITY | FRONT DRIVE | |
| TOWN HOUSE | FRONT DRIVE - LOOKOUT | |
| ROW HOUSE | FRONT DRIVE - WALKOUT | PUBLIC RESERVE |



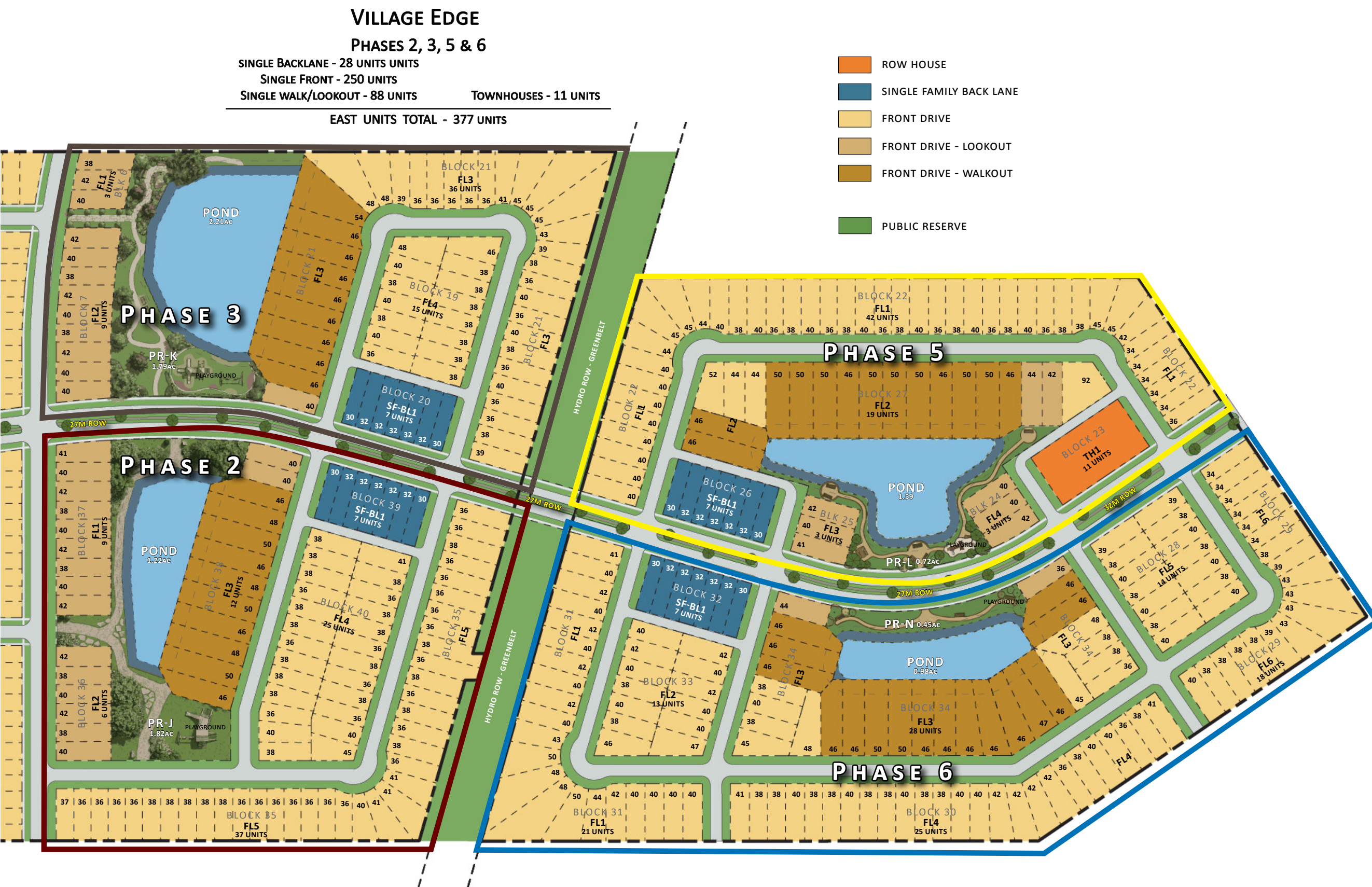
Map 5: Village Centre Site Plan



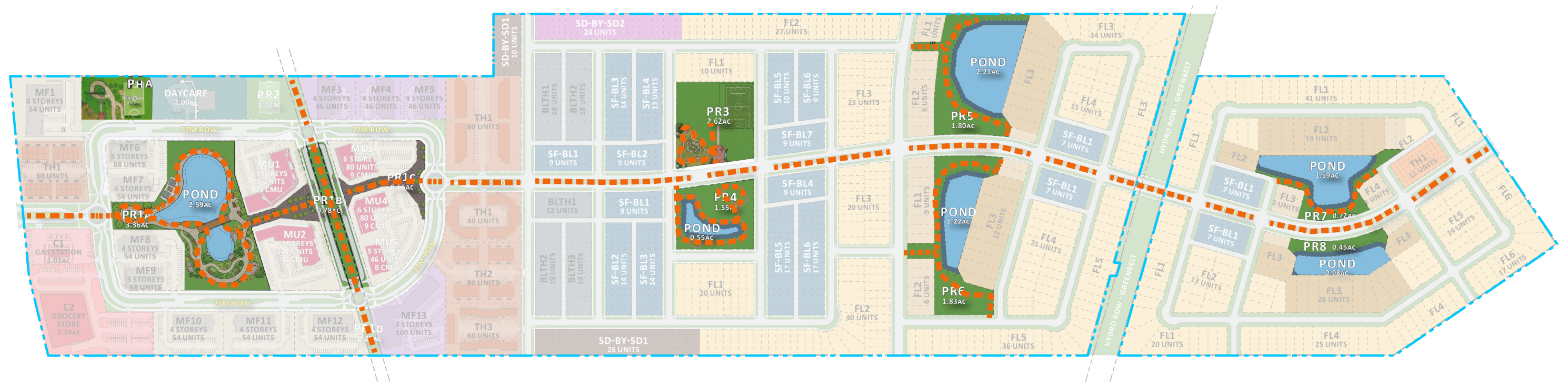
Map 6: Village Neighbourhood Site Plan



Map 7: Village Edge Site Plan



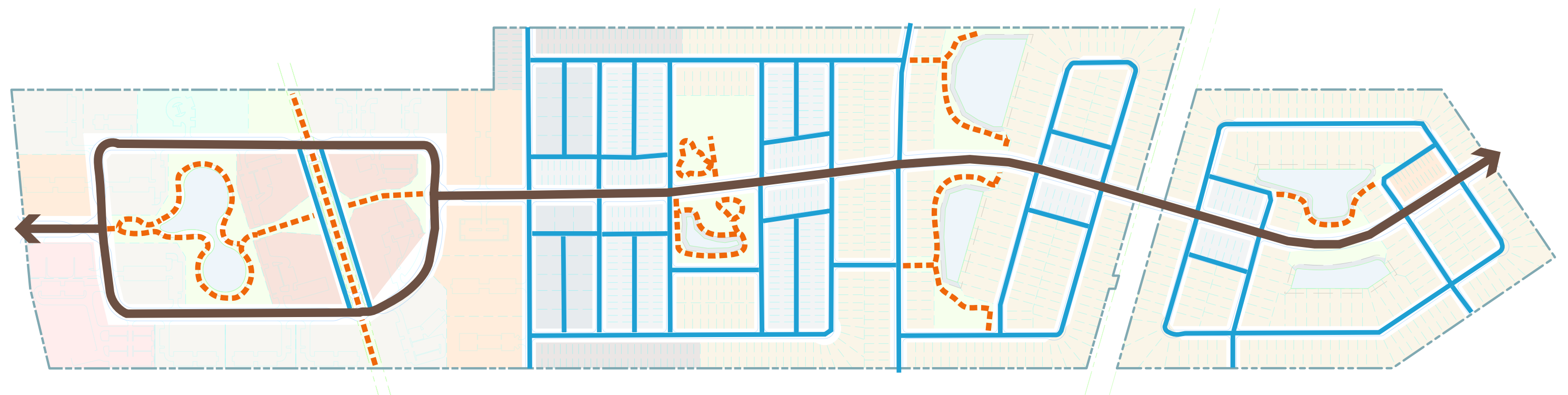
Map 8: Greenspace Concept Plan



Legend

- Parks
- Pathway

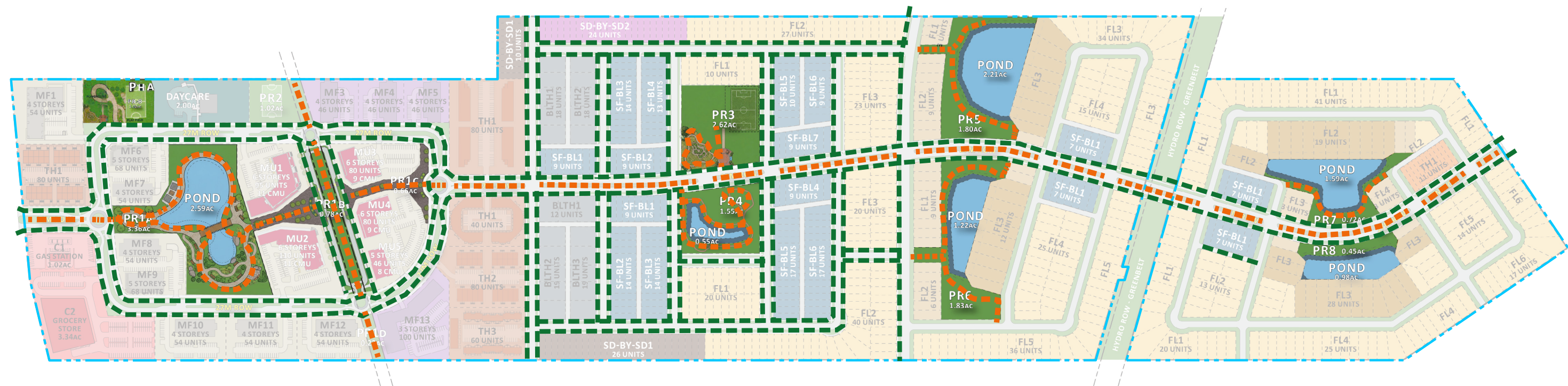
Map 9: Transportation Network Plan



Legend

- Collector Road
- Local Road
- Pathway

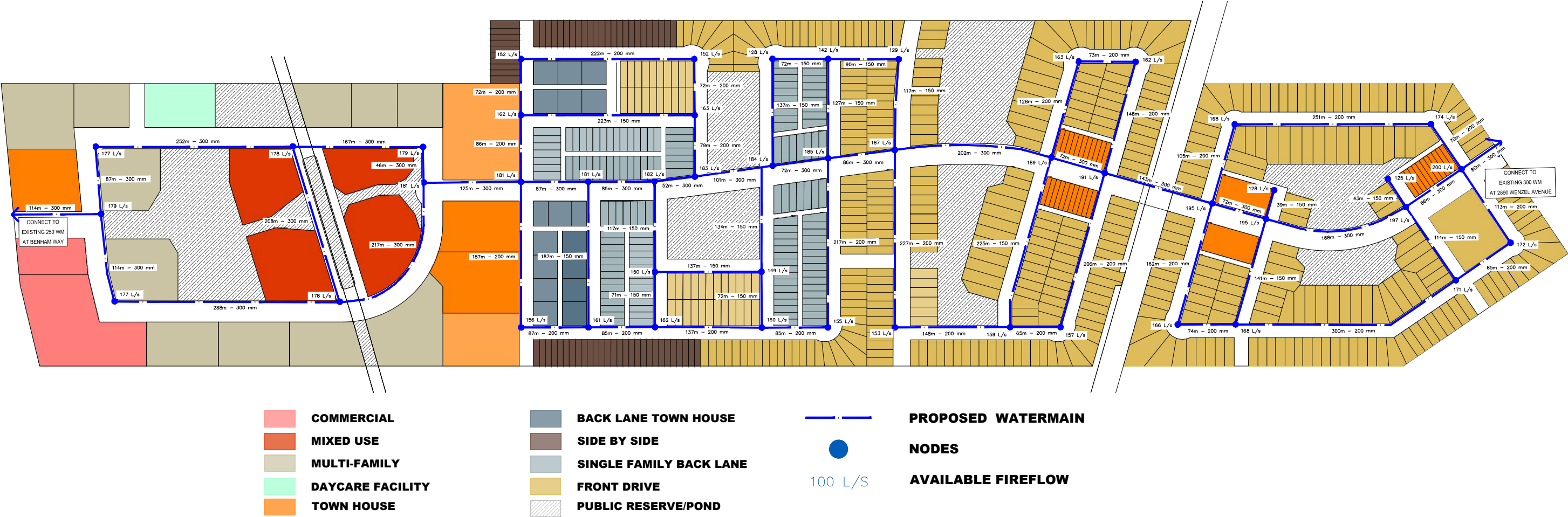
Map 10: Pathways and Active Transportation Connectivity



Legend

- Parks
- Pathway
- - - Sidewalk

Map 11: Water Conceptual Plan



Map 12: Wastewater Conceptual Plan



Map 13: Land Drainage Plan

