

ROSEDALE ESTATES

Outline Plan amended by Council March 1, 2021

Note: Any reference to a specific school authority in this plan is only an indication of a school authority's site preference. The allocation of identified school sites will be determined by the Joint Use Committee. (Resolution No. ___)

LEGEND

OUTLINE PLAN BOUNDARY
AS ADOPTED SEPTEMBER 21, 1998
(57.99ha./143.26ac.)

AMENDMENT APPLICATION
BOUNDARY
(2.58 ha./6.38 ac.)

- PEDESTRIAN/CYCLE TRAILS
- PEDESTRIAN ROUTES

This Outline Plan is a digital reproduction of the original hand drawn plan updated to include existing subdivision plans. The statistical table reflects the current plan and most recent amendment. All statistics are approximate and to be confirmed with the preparation of plans of subdivision for the overall development area.



OUTLINE PLAN STATISTICS

| | HA. | AC. | % |
|----------------------|-------|--------|-------|
| TOTAL AREA | 87.99 | 143.29 | |
| CORNER CUT | 0.09 | 0.22 | |
| NET DEVELOPABLE AREA | 87.90 | 143.07 | 100.0 |

| | | | | |
|--|---|-------|-------|------|
| | (R1) RESIDENTIAL LOW DENSITY (Existing and Proposed) | 28.78 | 86.12 | 46.2 |
| | (R1A) RESIDENTIAL (Semi-detached dwelling) | 3.52 | 8.70 | 6.0 |
| | (R1N) RESIDENTIAL NARROW LOT | 2.18 | 8.39 | 3.8 |
| | (R2) MEDIUM DENSITY | 3.14 | 7.76 | 5.4 |
| | COMMERCIAL | 0.28 | 0.64 | 0.5 |
| | AREA OF RESERVE PARKS AND SCHOOL BUFFERS | 6.53 | 13.88 | 8.6 |
| | ROADS/LANES | 0.45 | 1.11 | 0.8 |
| | PUBLIC UTILITY LOTS | 15.89 | 38.51 | 27.6 |
| | | 0.07 | 0.18 | 0.1 |

NOTES

- All residential roadways are 15.0m (48.2ft) or 16.0m (52.5ft).
- All collector roadways are 20.0m (65.6ft) or 22.0m (72.2ft).

Council Approval: Feb. 24/03

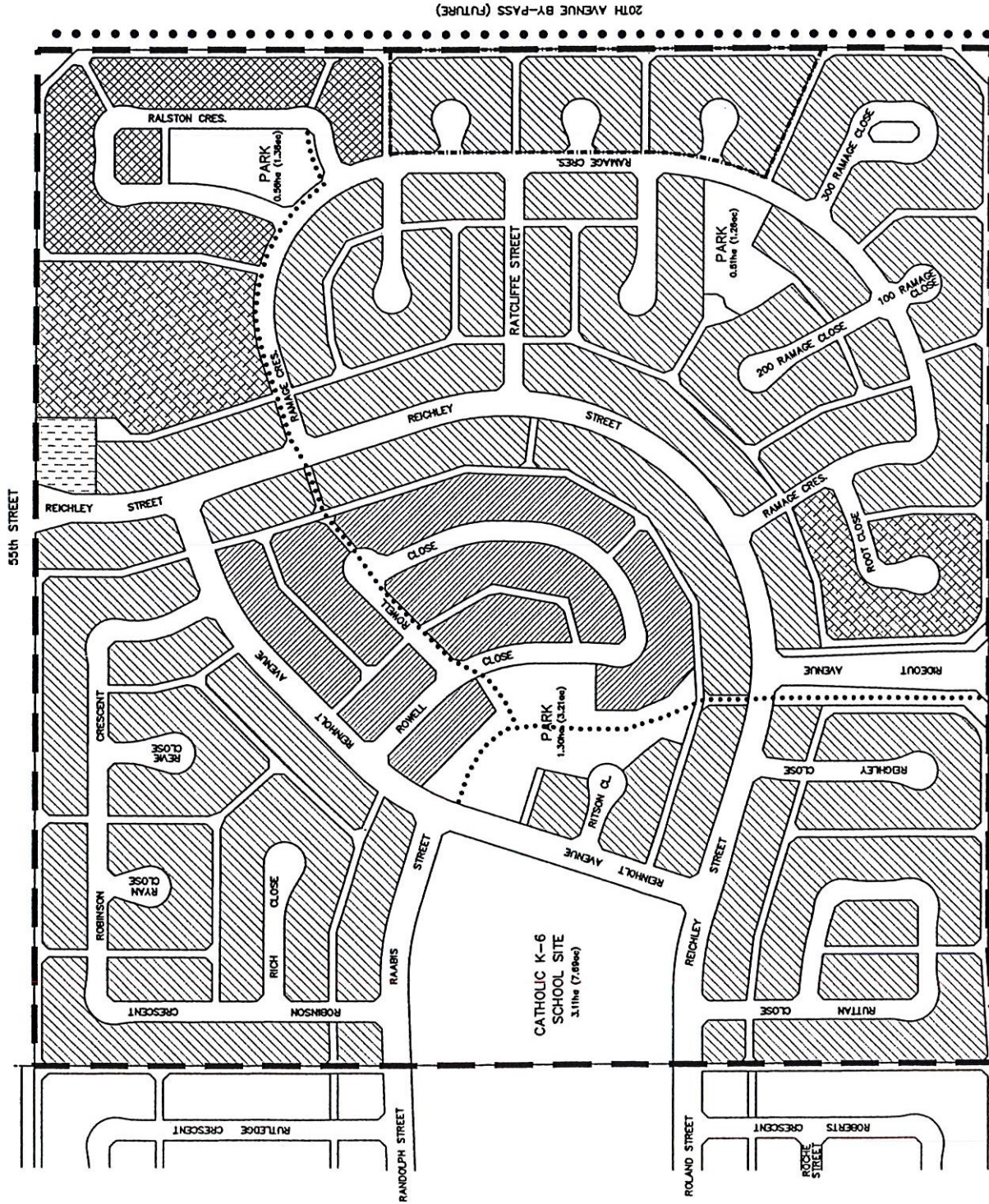
Project

ROSEDALE MEADOWS

PREPARED FOR: ROSEDALE MEADOWS DEVELOPMENT INC.

Title

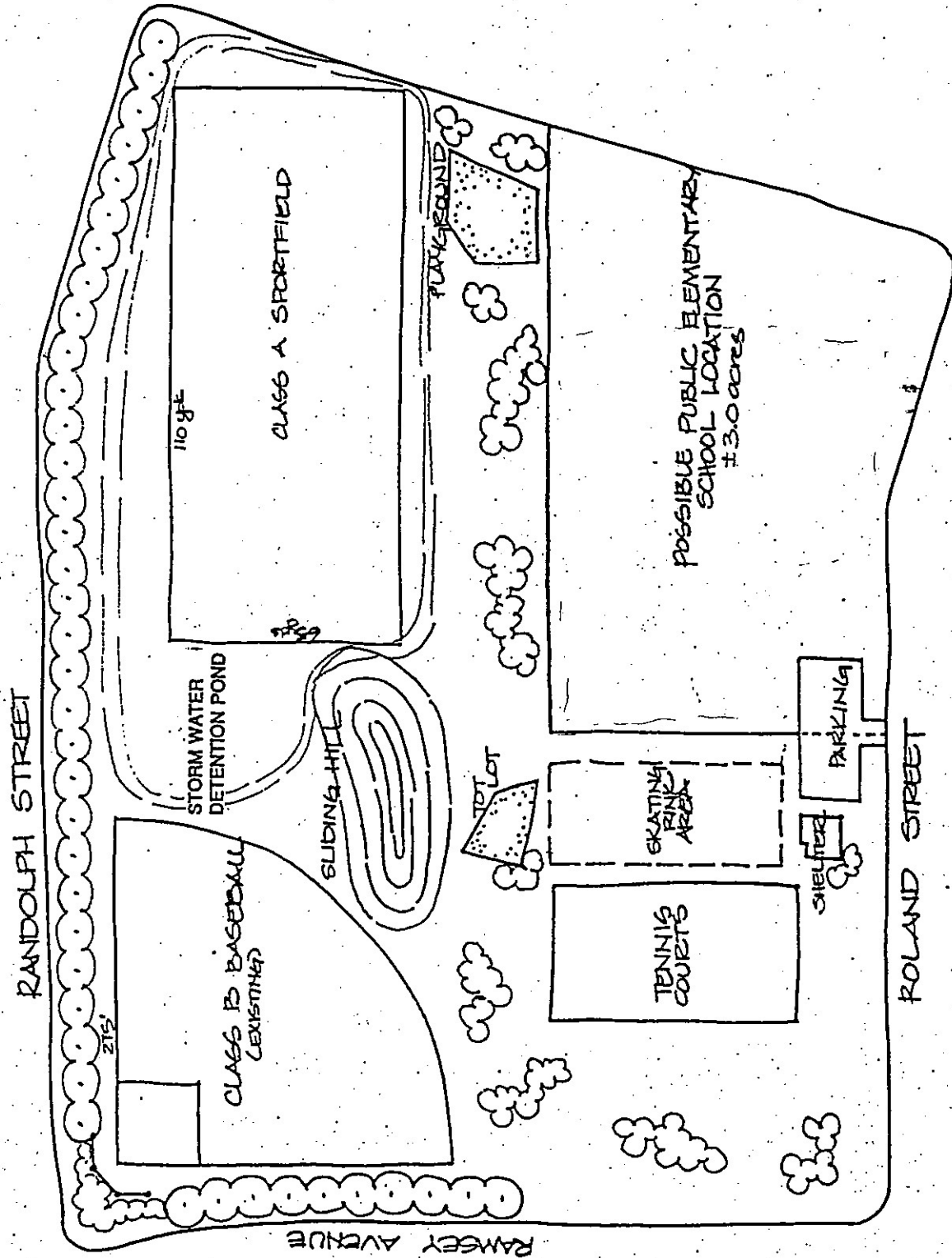
OUTLINE PLAN



ROSS STREET

EXH
Engineering
Services
Ltd.

FEBRUARY 24, 2003



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ROSEDALE MEADOWS
Neighbourhood School
& Park

Not To Scale