

Table 1- Amended Land Use Allocation and Population

Use	Current Total Outline Plan Area (Ha)	GDA (%)				
Gross Area	46.20					
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Gross Developable Area	46.20	100%				
Non-Residential Uses						
Parks/Municipal Reserve	6.87	14.9%				
Storm Water Management/PUL	5.69	12.3%				
Circulation	10.22	22.1%				
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Total	22.78	49.3%				
Residential Uses						
			Units	Units %	Population *	Population %
Low density residential	12.08	26.1%	206	34.7%	536	34.7%
Medium Density Residential	6.71	14.5%	276	46.5%	718	46.5%
Manufactured Home District	3.04	6.6%	45	7.6%	117	7.6%
Residential Mixed Use	1.59	3.4%	67	11.3%	174	11.3%
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Total	23.42	50.7%	594	100.0%	1,544	100.0%
Land Uses - Total						
Land Uses - Total	46.20	100.0%				

*The population exceeds the MDP population target policy with 37 person per gross residential hectare. Based on this the target requires a population of 927, the plan area provides the ability for a population of 1,544.

Density Calculations	Residential Density (units/ha)	Population Density
Low Density- Single detached	5.91	2.6 pp/unit
Medium Density	2.43	2.6 pp/unit
Manufactured Home District	6.76	2.6 pp/unit
Residential Mixed Use	2.37	2.6 pp/unit

**Est. total Student Population

Kindergarten- Grade 12 335 Children

**Student generation (students/unit), 21.7% of total pop (ages 5-19), based on 2021 census data.