

- LEGEND**
- Site Boundary
 - - - - Adjacent Property Boundary
 - - - - Easement
 - - - - Zone Boundary Existing
 - - - - Zone Boundary Proposed

- Proposed Land Use**
- [Pink Box] Residential Single Unit - 138.1 Ac
 - [Light Blue Box] Residential Multi-Unit - 204.8 Ac
 - [Light Green Box] Commercial - 20.7 Ac
 - [Light Purple Box] Mixed Industrial Zone - 5.39 Ac
- Right of Way Proposed
- Existing Trail Connections
- [Tree Icon] Trees to be Retained (Where Possible)

- SITE SUMMARY:**
- Land Area - 156.7 Ha (387.2 Ac.)
 - Existing Zone - Mixed Industrial (I-1) / Mixed Resource (MR-1)
 - Single Lots (Hybrid) - 55
 - Single Lots (Classic) - 46
 - Townhomes - 44
 - Multiunits - 120
 - Proposed Road Length - 3,710 metres

- NOTES:**
- Property lines approximate only. Site subject to survey
 - Residential Single Unit portion of site to be developed under Hybrid Open Space Design requirements
 - Remainder of lands to be developed under Classic Open Space design requirements
 - Water line schematic from CKM Engineering Inc. 'Windgate Village' October 10, 2013

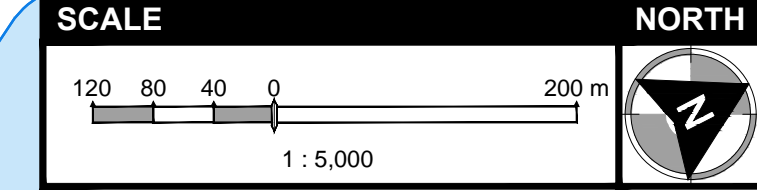
- SOURCES:**
- Service Nova Scotia and Municipal Relations Property Online
 - Service Nova Scotia and Municipal Relations 1:10,000 digital topographic series
 - Site Wetlands and Watercourses shown were delineated by Jeff Burrows of Terra Firma Consultants. File: Windgate Drive_WETLANDS.dwg

Designer: H. Pfeil
 Planner: K. RAD

VERSION
1.7

CONCEPTUAL DEVELOPMENT PLAN
BEAVERBANK, NOVA SCOTIA

MARQUE INVESTMENTS LTD.
 August 25, 2015 141-24579100_V17



1 SPECTACLE LAKE DRIVE
 DARTMOUTH, NOVA SCOTIA CANADA, B3B 1X7
 PHONE: 902 835-9955 - FAX: 902 835-1645 - WWW.WSPGROUP.COM

FILE: K:\DARTMOUTH\2015\141-24579100\CONCEPT_PLAN\141-24579100_V17.DWG - Sheet 2 of 2 (5000)