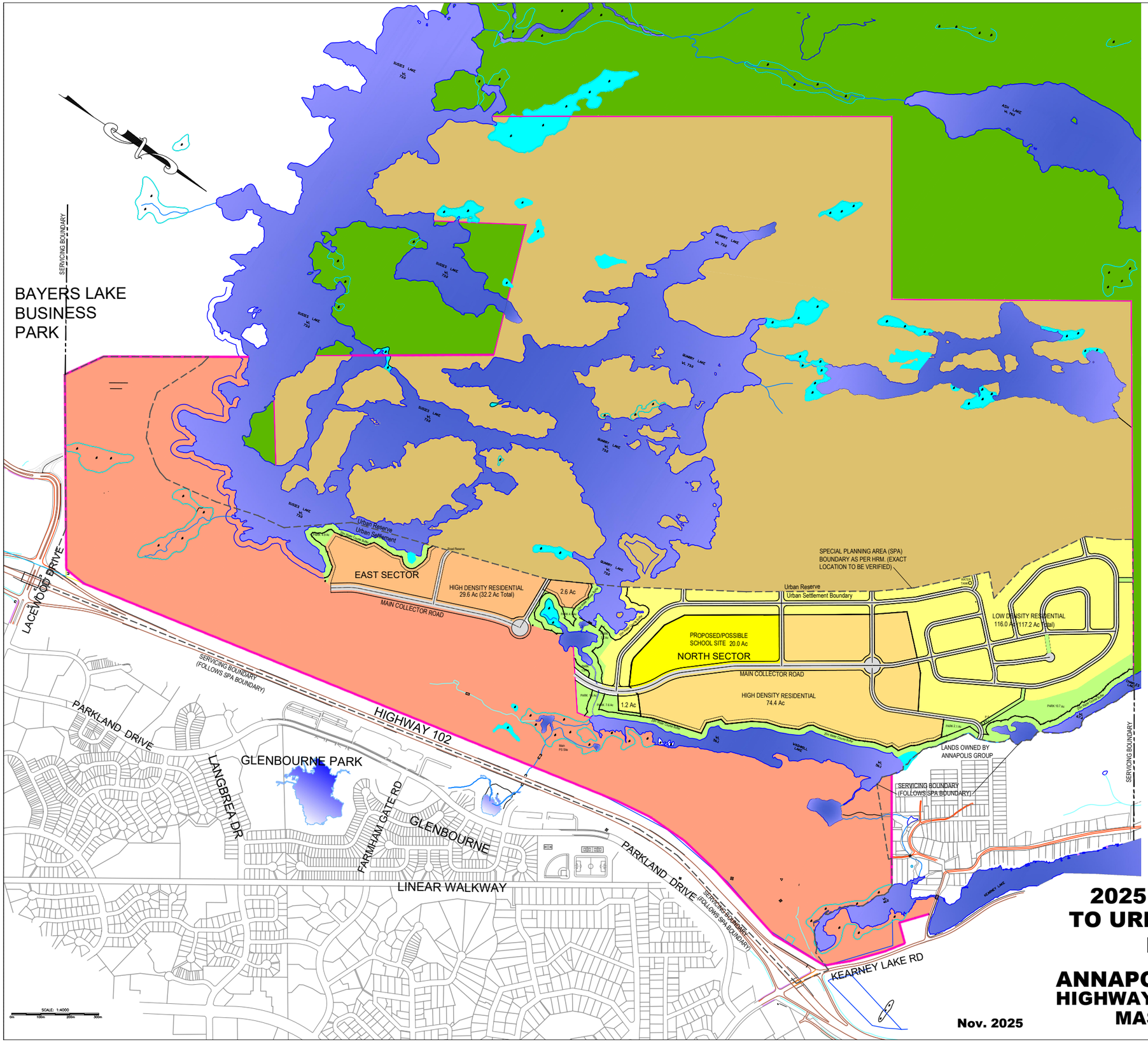

COLOR LEGEND

- PROVINCIAL WILDERNESS PARK
- REMAINING ANNAPOLIS GROUP LANDS =701.2 Ac.
- PARK REQUIRED UNDER HRM SUB - DIVISION BYLAW = 28.2 Ac
- LOW DENSITY RESIDENTIAL = 117.2 Ac AVERAGE 6.8 LOTS PER ACRE
- HIGH DENSITY RESIDENTIAL = 32.2 Ac AVERAGE 100 UNITS PER ACRE
- HIGH DENSITY RESIDENTIAL = 74.4 Ac AVERAGE 80 UNITS PER ACRE
- PROPOSED/ POSSIBLE SCHOOL SITE = 20.0 Ac
- STEVENS GROUP LANDS = 364.8 Ac
- 20m WATER COURSE BUFFER
- WETLANDS
- SPECIAL PLANNING AREA (SPA) BOUNDARY AS PER HRM. (EXACT LOCATION TO BE VERIFIED)

DEVELOPMENT YIELD

EAST SECTOR

TYPE	AREA	#UNITS	%	PPL/UNIT	TOTAL PPL
HIGH DENSITY	32.2 Ac 100 units/Ac	3220	76.7%	2.25	7245
PARK	9.8 Ac		23.3%		
TOTAL	42.0 Ac	3220			7245

NORTH SECTOR

TYPE	AREA	#UNITS	%	PPL/UNIT	TOTAL PPL
LOW DENSITY (SF)	117.2 Ac	800	49.3%	3.35	2680
HIGH DENSITY	74.4 Ac 80 units/Ac	5952	31.4%	2.25	13392
SCHOOL SITE	20.0 Ac		8.4%		
PARK	25.9 Ac		10.9%		
TOTAL	237.5 Ac	6752			16072

TOTALS

TYPE	AREA	#UNITS	%	PPL/UNIT	TOTAL PPL
LOW DENSITY (SF)	117.2 Ac	800	41.9%	3.35	2680
HIGH DENSITY	106.6Ac	9172	38.1%	2.25	20637
SCHOOL SITE	20.0 Ac		7.2%		
PARK	35.7 Ac		12.8%		
TOTAL	279.5 Ac	9972			23317

Note: PROPOSED AVERAGE DENSITY WITHIN URBAN SETTLEMENT BOUNDARY = 35.7 UNITS PER ACRE

LOW DENSITY = INCLUDES SINGLES FAMILY , TWO UNIT AND TOWNHOUSES

HIGH DENSITY = INCLUDES MIXED USE / HIGH DENSITY RESIDENTIAL

2025 CONCEPT PLAN TO URBAN SETTLEMENT BOUNDARY WITHIN THE ANNAPOLIS GROUP LANDS HIGHWAY 102 WEST CORRIDOR MASTER PLAN AREA

Nov. 2025