



ROCKY VIEW COUNTY

BYLAW C-8156-2021

A bylaw of Rocky View County, in the Province of Alberta, to amend Rocky View County Bylaw C-6411-2007, being the *Harmony Conceptual Scheme* as amended.

The Council of Rocky View County enacts as follows:

Title

1 This bylaw may be cited as *Bylaw C-8156-2021*.

Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) **“Council”** means the duly elected Council of Rocky View County;
- (2) **“Land Use Bylaw”** means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

3 THAT Harmony Conceptual Scheme Bylaw C-6411-2007 be amended as detailed in Schedule 'A' attached to and forming part of this Bylaw; and

4 THAT Appendix E – Stage 5 Neighbourhood Plan be adopted, affecting a portion of the SE-18-25-03-W05M, a portion of the SW-18-25-03-W05M, a portion of the NW-07-25-03-W05M, a portion of the NW-07-25-03-W05M, and a portion of the SW-05-25-03-W05M, as defined in Schedule 'B' attached to and forming part of this Bylaw.

Effective Date

5 Bylaw C-8156-2021 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME this _____ day of _____, 2021

PUBLIC HEARING HELD this _____ day of _____, 2021

READ A SECOND TIME this _____ day of _____, 2021

READ A THIRD AND FINAL TIME this _____ day of _____, 2021

Reeve_____
Chief Administrative Officer or Designate_____
Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'
FORMING PART OF BYLAW C-8156-2021

Amendments to Bylaw C-6411-2007, known as the Harmony Conceptual Scheme:

Amendment #1:

Add "Appendix E – Stage 5 Neighbourhood Plan"



ROCKY VIEW COUNTY

SCHEDULE 'B'
FORMING PART OF BYLAW C-8156-2021

A Conceptual Scheme affecting a portion of the SE-18-25-03-W05M, a portion of the SW-18-25-03-W05M, a portion of the NW-07-25-03-W05M, a portion of the NW-07-25-03-W05M, and a portion of the SW-05-25-03-W05M, herein referred to as the Appendix E – Stage 5 Neighbourhood Plan.

HARMONY[®]

Stage 5 Neighbourhood Plan



September 2020

Harmony
Stage 5 Neighbourhood Plan

Appendix E to the Harmony Conceptual Scheme
Bylaw _____
Adopted _____, 20__

Prepared for:

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Version: **DRAFT**

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QUALICO®
communities **+** **Bordeaux**
DEVELOPMENTS

Prepared by:



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1.0 Plan Context

1.1 Location & Regional Context

The community of Harmony is located in the western Rocky View County area of Springbank, comprised of ± 707.6 ha ($\pm 1,748.5$) acres, illustrated in **Figure 1.0**.

Historically utilized for farming and ranching operations, the Springbank area has evolved into one of the County's premier estate home and acreage residential regions. As a result of several decades of development, Harmony is now situated in close proximity to a regional business node, various country residential communities, as well as active ranching operations. Some of the key and notable businesses, services, and commercial uses surrounding the community include:

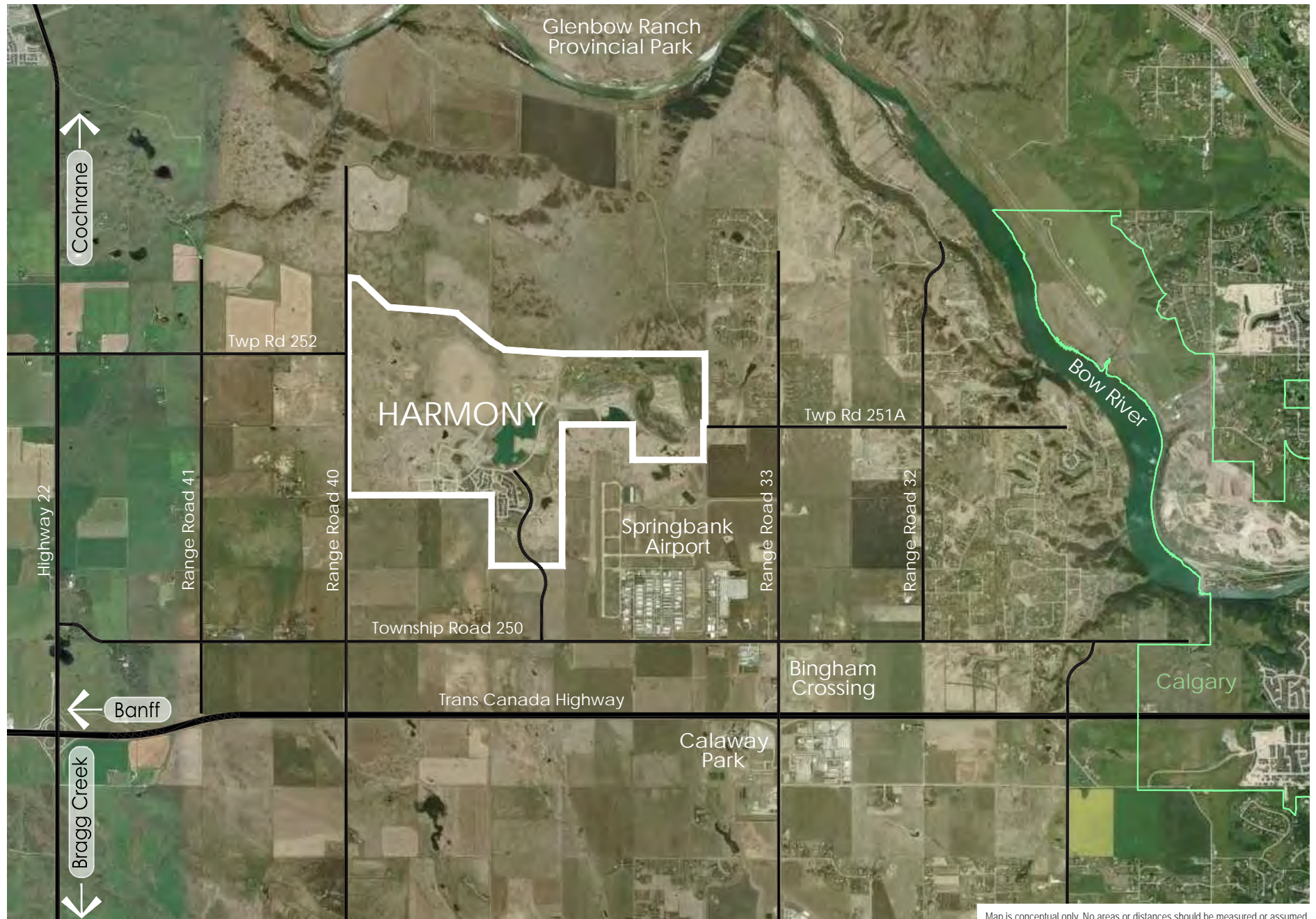
- Springbank Airport to the southeast;
- Historic Old Banff Coach Trail to the north;
- Ranch and farm operations to the north, west, and southwest;
- A future major commercial district (Bingham Crossing) to the southeast; and
- Calaway Park amusement park to the southeast.

From a regional perspective, Harmony is in close proximity to Calgary (± 30 km west of downtown), as well as a number of Alberta's premiere travel and tourism destination locations including:

- Bragg Creek (± 28 km to the southwest);
- The Kananaskis region (± 75 km to the southwest);
- Canmore (± 82 km to the west); and
- Banff (± 100 km to the west).

Harmony is also within a short driving distance to world-renowned natural areas of the Rocky Mountains where people can sightsee, hike, camp, and visit. The proximity of these areas to Harmony establishes the community as a true base camp to the Rockies.

Figure 1.0 Location & Regional Context



Map is conceptual only. No areas or distances should be measured or assumed.

1.2 Ownership

All lands within the Stage 5 Neighbourhood Plan boundary are owned by Harmony Developments Inc. (HDI); a partnership led by Bordeaux Developments and Qualico Communities. HDI is passionately committed to the process of developing an inclusive, sustainable community that appreciates the past, enriches the present, and preserves the future by advancing the emotional, physical, and financial well-being of all residents of Harmony.



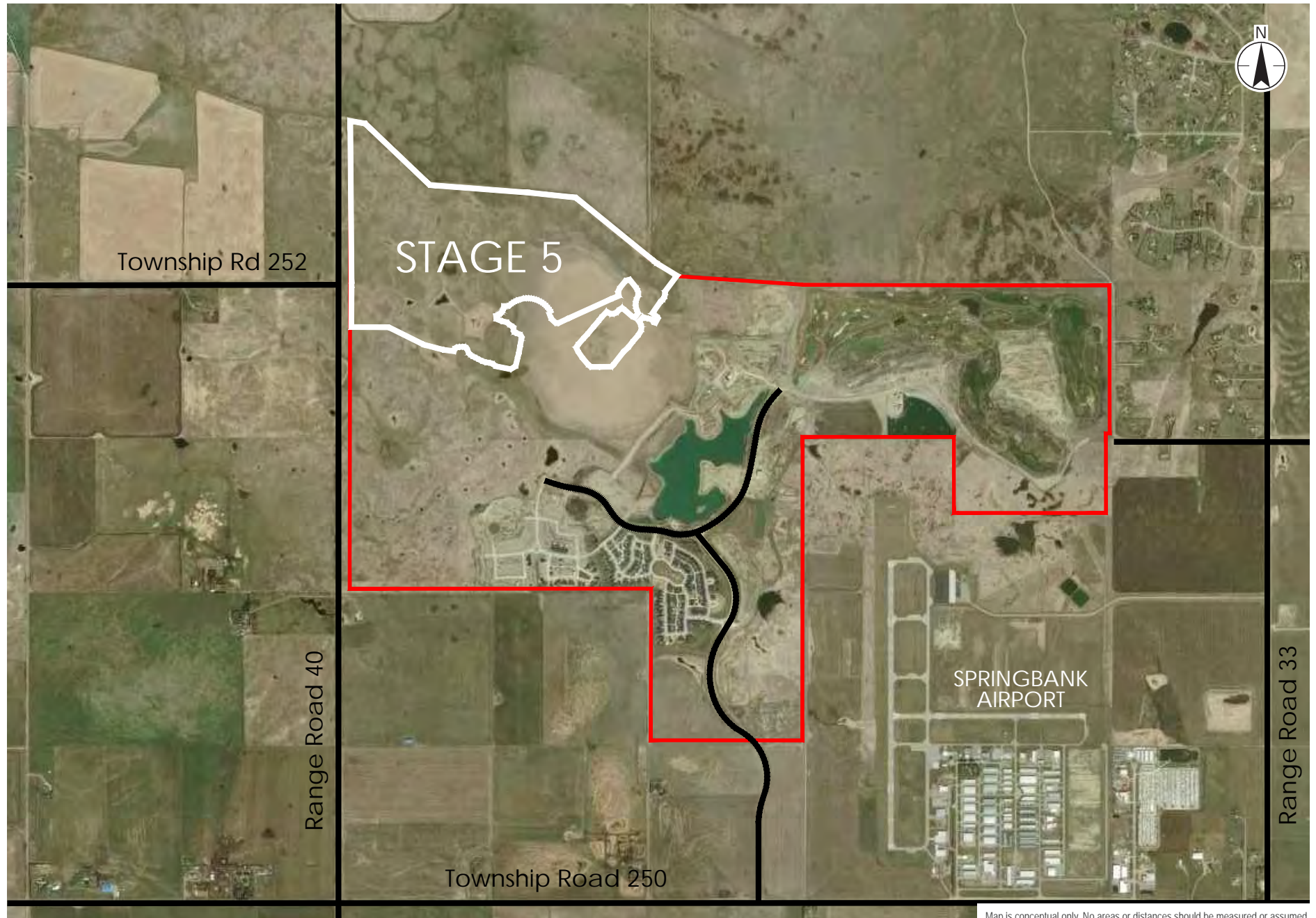
1.3 Stage 5 Context

As outlined in the approved Conceptual Scheme, development of Harmony will occur in a series of stages, defined by Neighbourhood Plans. The Stage 5 Neighbourhood Plan represents the final stage of residential development to west Harmony and continues the extension of key infrastructure north of Stage 4 and west of Stage 3, completing the development pattern along Range Road 40 and the north boundary of Harmony.

The Plan area is located within portions of the SE and SW quarter sections of Section 18, SW of Section 17, NW and NE quadrants of Section 07, and of SW Section 05, all of 025-03-W5M, and consists of ±125 ha (±310 ac), illustrated in **Figure 2.0**.

The majority of the Stage 5 area is currently designated as Future Development (FD), with other areas designated Village Residential 2 (VR-2) and Golf Facilities and Open Space (GO) within the Direct Control 129 (DC-129) District of Harmony. The principal active use of Stage 5 lands are currently utilized for leased grazing area. Redesignation of the site area to the appropriate and applicable Development Cells (where required) will occur in order to facilitate the next stage of future development within Harmony.

Figure 2.0 Stage 5 Plan Area



Map is conceptual only. No areas or distances should be measured or assumed.

1.4 Neighbourhood Plan Purpose & Intent

The purpose and intent of the Harmony Neighbourhood Plans is to provide the link between the larger-scale vision and principles established within the Harmony Conceptual Scheme with the “medium-scale” elements necessary to guide future development. More specifically, the Neighborhood Plan sets the locations of internal roadways, formalizes the community block patterns, identifies the parks and neighbourhood amenity locations, and addresses high-level servicing details.

The Neighbourhood Plan sets the stage for the next phases of development in subdivision, development agreements, and permits within the Plan boundary. Neighbourhood Plans are then adopted as an Appendix to the Harmony Conceptual Scheme.

Compliance with Conceptual Scheme

Section 8.1.2

The following Neighbourhood Plan provides a detailed layout of the development plan identified as Stage 5 within the Harmony Conceptual Scheme and is prepared in support of the land use redesignation. Callouts (such as this), throughout this document highlight key rationale for how the proposed Stage 5 development is consistent with the principles and policies of the Harmony Conceptual Scheme.

Planning Process Hierarchy (Neighbourhood Plans)

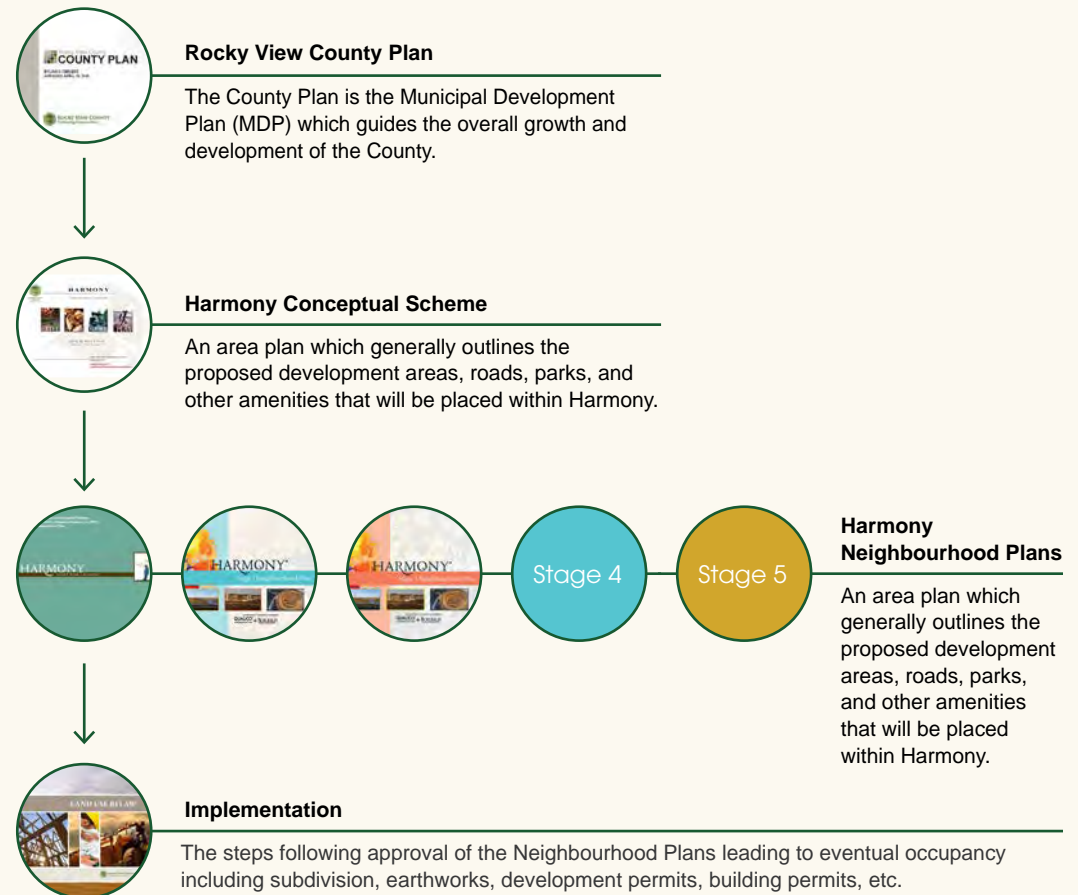
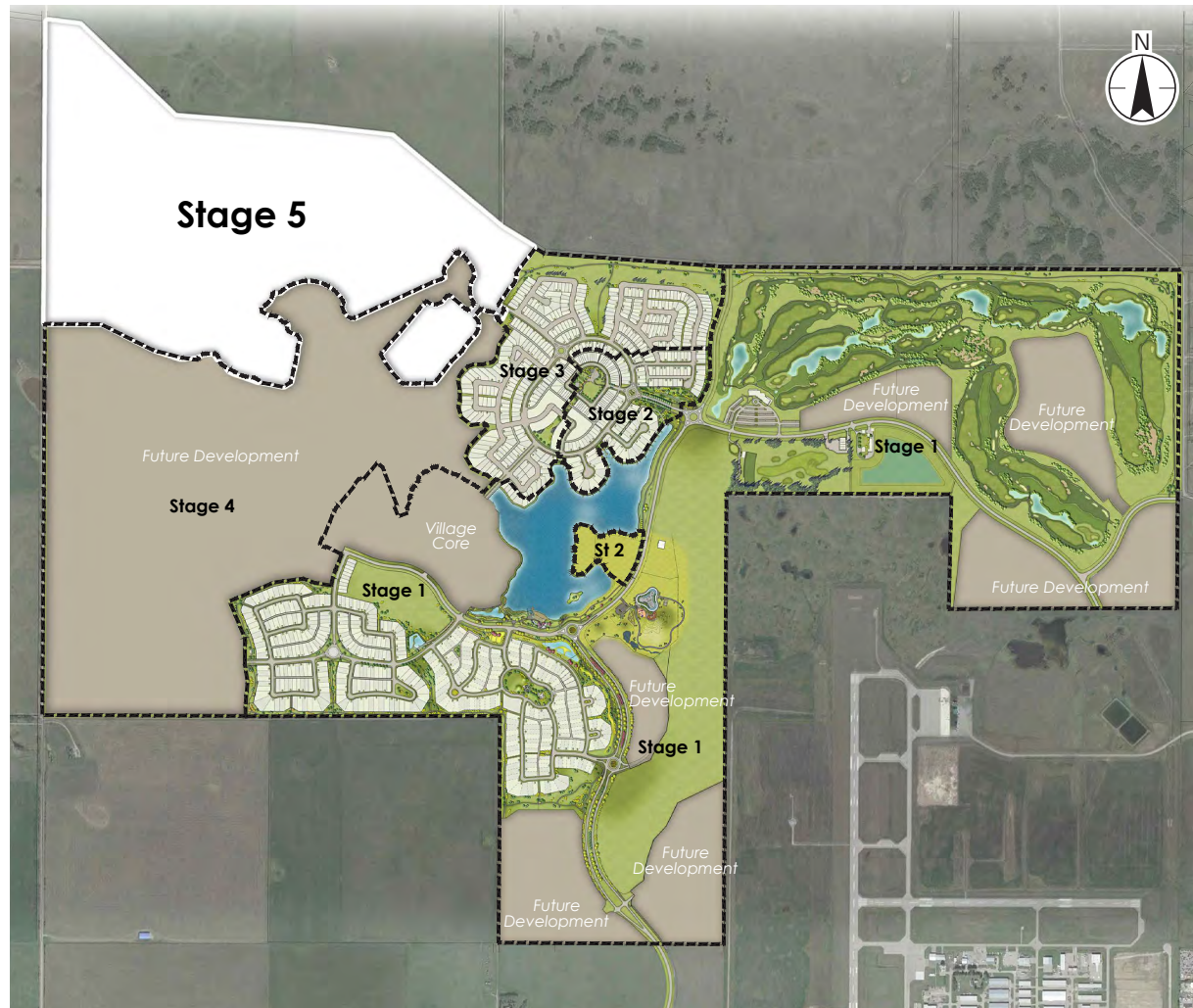


Figure 3.0 Current Development Status



Drawing is conceptual in nature and subject to change without notice.

1.5 Development Status[†]

Stage 1

- ±400 lots have been developed for construction with ±220 homes fully built
- The Mickelson Golf Course is complete with the temporary clubhouse to be completed in 2020
- Development of the driving range at the Mickelson Golf Course is complete and ready to open in 2020
- Construction of the water treatment plant and wastewater treatment plant complete
- Stage 1 Adventure zone under construction (to be completed by November 2020)
- Lake A fully developed and operational

Stage 2

- ±170 lots have been developed for construction
- ±5 homes fully built out on the ±170 available lots with more under construction in 2020
- Phase 10 central park anticipated to be developed in spring of 2021

Stage 3

- Phase 11 subdivision approved with preliminary engineering work underway
- Remaining phases currently undergoing subdivision design

Stage 4

- Neighbourhood Plan and Land Use application submitted August 2020

[†] Items highlighted in the Development Status section are noted as of the time this document is being prepared.

2.0 Stage 5 Neighbourhood Plan

2.1 Stage 5 Vision

The vision for Stage 5 builds upon the core values and community-focused vision of Harmony, exemplifying the principles and vision established in the Conceptual Scheme. As another predominantly residential sector of Harmony, Stage 5 focuses on providing 'something for everyone' by establishing a large array of housing choices and neighbourhood styles to attract a diverse community, enriched with the spirit of togetherness that defines Harmony as a whole. Additionally, Stage 5 will also provide the second school site location within Harmony, further offering the complete community lifestyle where everyone in Harmony has the opportunity to live, learn, work, grow, and recreate. The three new villages and incorporation of Village D into Stage 5 (previously included as part of the Stage 3 Neighbourhood Plan), lay the foundation, developing the framework for residents to achieve a sense of pride and belonging in southwest Harmony.

Building upon the traditional characteristics of what a community stands for, residents will be able to interact with one another, gather in valuable and attractive public open spaces, and strengthen connections with nature, local businesses, and most importantly, each other, through a strong neighbourhood fabric.

Harmony is focused on providing a place where one can live, learn, work, and play regardless of age in harmony with the environment. Residents are encouraged to plan, pursue, and invest their

best ideas, while dedicating their highest level of energy into initiatives that better themselves as individuals, and strengthen the community. Through Harmony's guiding principles of Live, Learn, Work, Play, Create, Connect, Nourish, and Sustain; Stage 5 will successfully integrate with adjacent elements of Stages 1, 3, and 4 to capture and enhance the opportunities afforded to residents by providing:

- Destination recreation nodes with organized sport/event opportunities;
- A mixed use district located in the center of the plan area and adjacent to the lake, offering convenience commercial needs and employment opportunities for local area residents;
- Proximity and accessible connections to the second school site in Harmony (located in the northwest corner) servicing both Harmony and the larger Springbank region;
- Increased housing options catering to a variety of lifestyles and needs within the community;
- Efficient, safe, and accessible connections to the services, amenities, and larger employment areas in the village core; and
- A strong connection with nature through a vast pathway and green space corridor linking residents with the water and open country synonymous with the Springbank region.

Compliance with Conceptual Scheme

Section 4.1

The vision for Harmony builds upon the tradition of the area's great ranching community: where neighbour's connected, shared stories, and felt encouraged to interact with one another, forming a tight-knit community spirit. Stage 5 focuses on realizing this vision through urban design principles tailored towards bringing people together. This is achieved through numerous connections to the water and open space; unique and distinct village areas where neighbours can interact and form a meaningful community connection with one another; and a development fabric designed to accommodate a variety of housing forms so that the community is enriched with a diversity of demographics for both today, and future generations to come.

Each village in Stage 5 is designed based on connecting residents with all of Harmony while providing unique housing opportunities and a variety of lifestyle options for all. Residents are joined with the landscape through green corridors, connected and integrated open spaces, view corridors to the lake to enhance the connection to the water, and convenient multi-modal access corridors to the village core. With these elements in mind, residents of Harmony, especially in Stage 5, are provided with a rich diversity of housing styles to fit every generation's needs and enhance their experiences with a more meaningful and authentic sense of community.

Part of fostering a true sense of community spirit is ensuring that residents can live, grow, and sustain within Harmony, allowing generations to grow up together and maintain close community ties while aging in place. Harmony is intended to be a place for people of all ages and abilities. To accomplish this goal, Stage 5 will be a place focused on providing residents and visitors with universal accessibility

for all so that children and persons of all physical abilities are able to experience all of the amenities, open spaces, pathways, and interact with the water, without barriers.

Harmony as a community is envisioned as a living experience unlike any other in southern Alberta. The neighbourhood character, sense of community, and connection with the water is designed to offer an alternative lifestyle not otherwise available in other municipalities in Calgary or the greater Calgary region. Through Stage 5, Harmony will expand upon different types of unique services, amenities, open space networks, housing types, and sense of community that cannot be found in any other current urban centre. With a rich connection to the history of the land, the lake, and abundance of open spaces, Harmony will serve as an ideal place of choice for those looking for a way to better enrich, nourish, and enhance their lifestyle through the many opportunities that Harmony has to offer.



2.2 Stage 5 Neighbourhood Plan

2.2.1 Plan Overview

Stage 5 builds from ongoing development of Stage 3 to the east and Stage 4 to the south, representing the final stage of west Harmony's implementation and bringing the second school site to Harmony. Stage 5 is a comprehensively designed plan that brings additional amenity space and valuable interaction opportunities with the water through a second, large beach area with adjacent Mixed Use and additional Owners Association of Harmony (OAH) site. The design of Stage 5 offers unique spaces and a diversity of low and medium density housing typologies for future residents of west Harmony. A key component of Stage 5 is represented by the residential island located in the eastern/southeastern area of Stage 5, increasing the available types of lifestyle options available with enhanced opportunities for residents to interact with the water, further immersing Harmony as an integrated lake community with a determined focus in allowing community members to fully interact with the lake. Overall, the plan places emphasis on elements integral to the design of the community including:

Improved Visibility and Connection to the Lake

All blocks are designed to maximize viewsheds to the lake and provide direct access to multi-modal corridors allowing residents and visitors comfortable and prevalent access to the water whether it be from the school site, OAH site, the residential island, and/or all blocks within Stage 5. A substantial amount of publicly accessible areas surrounding the lake provide increased opportunities for all to interact with the water.

Diverse Housing Options

Block patterns in Stage 5 are designed to provide maximum flexibility moving forward in order to ensure that market trends and future resident housing needs can be accommodated without adversely impacting the larger plan.

Greenway Corridors

The greenway corridors are designed to serve multiple purposes through managing stormwater, creating distinct neighbourhood areas, adding visual interest, and providing a passive recreational amenity.

School Site

The second Municipal Reserve (MR)/Municipal School Reserve (MSR) school site in Harmony is comprised of ±10 ha (±25 ac) and utilizes the buffer area for incorporation of play fields designed for school, community, and regional sporting events.

Multi-modal Mobility for All

Barrier-free pathways and greenway links allow for all demographic groups to walk, cycle, and move throughout the community comfortably and safely.

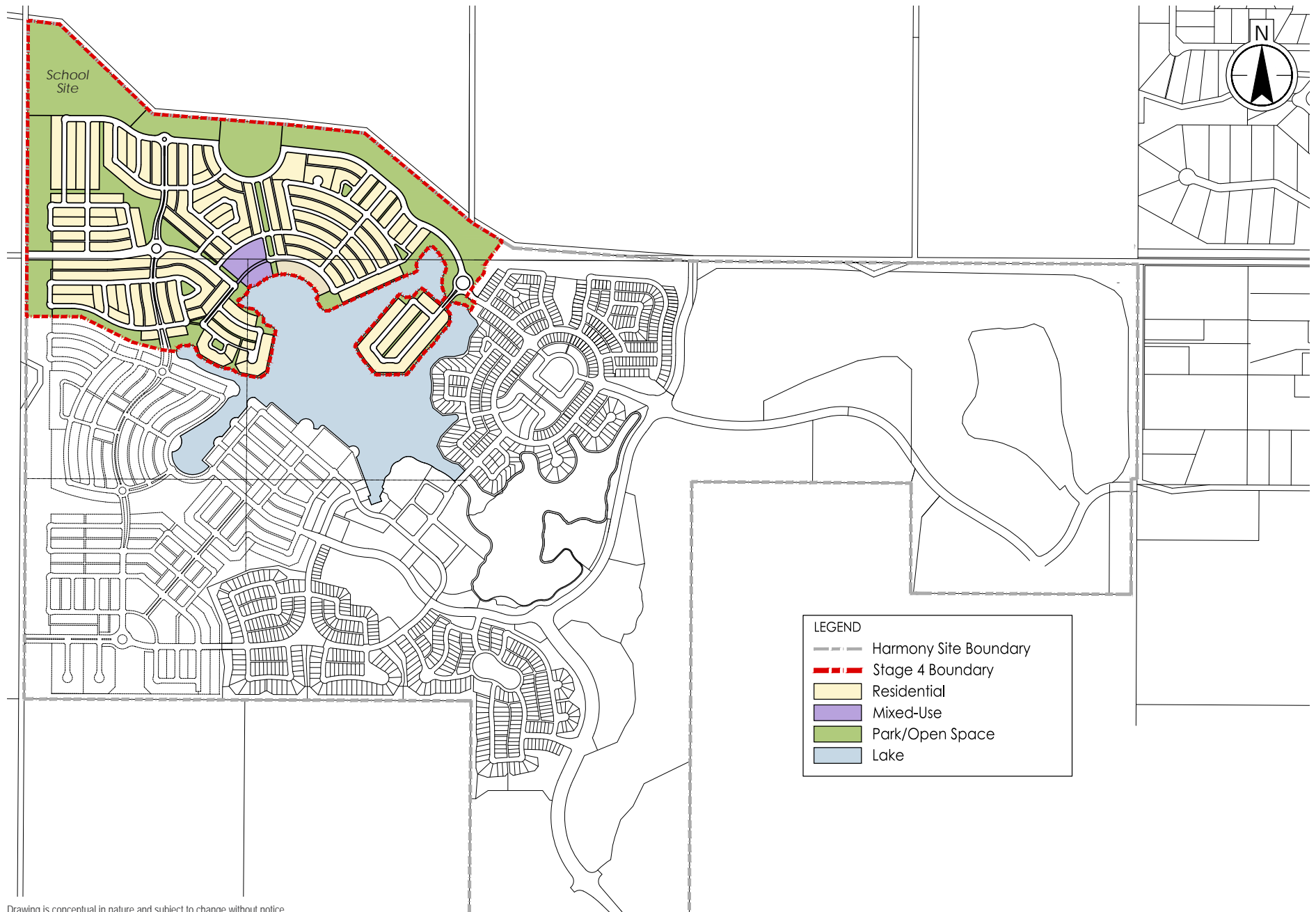
Compliance with Conceptual Scheme

Section 8.2.2 Stage 5 Components:

The Stage 5 Neighbourhood Plan provides the outline for development of:

- The second school site,
- Provision of land for a second, private beach for residents of Harmony (with some visitor access),
- Distinct villages containing a variety of housing products including the residential island, and
- Open space and trail network extensions.

Figure 4.0 Plan Overview



Drawing is conceptual in nature and subject to change without notice.

2.2.2 Village Areas

Stage 5 builds upon the goals of the Conceptual Scheme to develop a collection of integrated but distinct villages surrounded by green belts and connected to localized open spaces, activity nodes, and nearby amenities. The four residential villages identified in **Figure 5.0** illustrate the outline of each of these distinct neighbourhood areas within Stage 5. Village D has been included with the Stage 5 area (as shown in the amended Stage 3 Neighbourhood Plan).

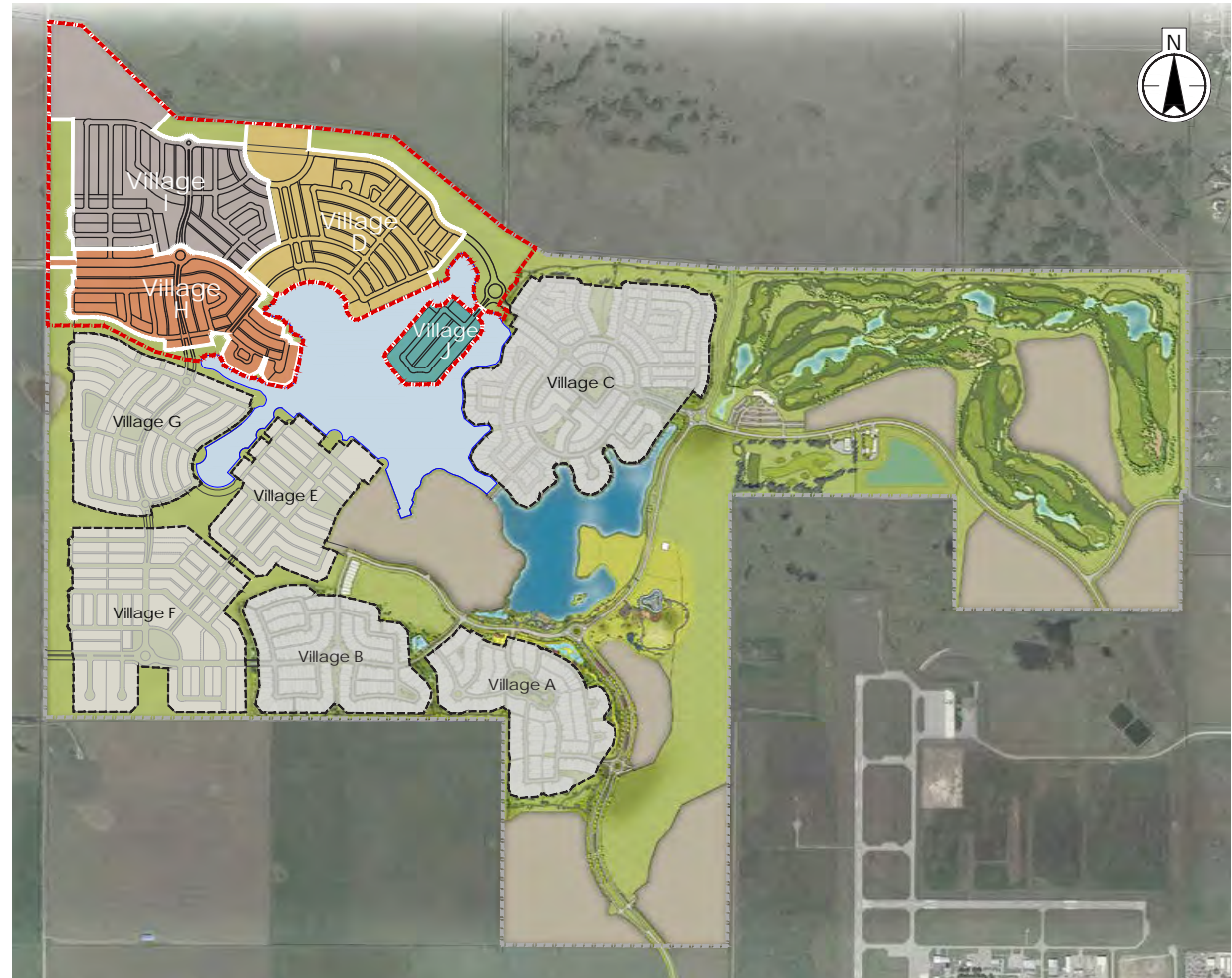
Village D

Originally part of Stage 3, Village D has been incorporated into the Stage 5 Neighbourhood Plan to account for the redesign of Lake B (outlined in the Stage 4 Neighbourhood Plan). This village has been redesigned to focus residents towards the lake and accompanying open space amenities prevalent throughout, including the large beach area and neighbourhood core node along the north edge of the lake.

The south edge of Village D provides neighbourhood level retail and commercial amenities to Stage 5 so that residents have access to convenience goods within a short walking distance that complement, rather than compete with those in the village core.

Through the greenway link corridor and abundant pedestrian connections throughout all streets, residents are able to access the village core within a ± 20 to 30 minute walk.

Figure 5.0 Village Areas



Drawing is conceptual in nature and subject to change without notice.

Village H

Located at the northwest entry to Harmony, Village H serves as the entrance community to the northern, western entrance to Harmony from Range Road 40.

This community is distinguished by a private residential area with a majority of the dwellings backing onto the lake along the north, east, and southern edges. This area of Village H will have a combination of private docks (in the rear of each lake front lot), as well as communal dock areas for the internal units. The internal units back onto an interior green lane system which will offer enhanced privacy from their rear neighbour as well as walkways providing convenient access to the water.

Village H overall offers a wide range of low density housing types with substantial connectivity to the nearby buffer and greenway corridor, and a short commute to the school site in Village I.

Through the pedestrian corridors along the streets and nearby greenway link corridor connections, residents are able to access the village core within a ±15 to 18 minute walk.

Village I

Village I possesses one of the most significant components of Stage 5 in that of the second school site in the northwest corner of Harmony. Blocks in this area are designed to focus both viewpoints and activity towards the two major components of Stage 5 in the school site and Park A (beach) along the north edge of the lake.

The focus of the built form in Village I will center around a variety of low density housing options with efficient access to the western buffer and nearby greenway corridors, encouraging the sense of exploration amongst residents of the village.

Utilizing the highly accessible greenway link corridor connections centrally located within Village I, residents are able to access the village core within a ±15 to 23 minute walk.

Village J

Village J is represented entirely by the residential island within Stage 5. The island is envisioned as estate lake lot housing, with those backing onto the lake having private docks, while the interior lots access shared dock facilities, thereby creating a combination of shared and fully integrated experiences with the water regardless of where the home is located.

A small, private waterfront area is also incorporated along the northwestern edge of the lake where residents will be able to passively enjoy the waterfront and allow interior homes the ability to enjoy unencumbered exposure to the water within a short ±1 to 3 minute walk out the door. The interior lots are separated by a green lane adjacent to the rear yards to provide maximum pedestrian connectivity throughout the length of the island.

Residents of Village J are able to comfortably navigate through the pedestrian corridors within Village C to access the village core within a ±12 to 17 minute walk, or travel along the western lake edge utilizing the regional pathway connections within the greenway link corridor for a more scenic and leisurely experience to access the village core.

2.2.3 Land Use Plan

As per the vision described in **Section 2.1**, the Harmony Stage 5 Neighbourhood Plan is designed to enhance the community experience for current and future residents of Harmony by providing a variety of housing options accommodate a wider range of lifestyles, and enriching the experience in the community through enhanced connections to the water and extensive open space network. The Land Use Plan formalizes the vision through:

- Design of low density residential blocks to accommodate a variety of potential housing types.
- A mixed use node located centrally within Village D and along the lake edge to facilitate neighbourhood-scale level services and amenities for the greater Stage 5 area,
- Townhomes and other medium density focused development along more significant transportation corridors,
- Lakefront amenities and pathway connections to provide optimized access and exposure to the water for surrounding residents and public traveling along the pathways and adjacent open space areas, and
- Incorporation of passive and active open space areas to both service the southwest area and connect residents and visitors to the greater open space network of Harmony.
- Fostering a positive place to live and grow, not just to 'sell a house' but to trend towards a true sense of community ownership, belonging, and connection to Harmony, for all ages and future generations.

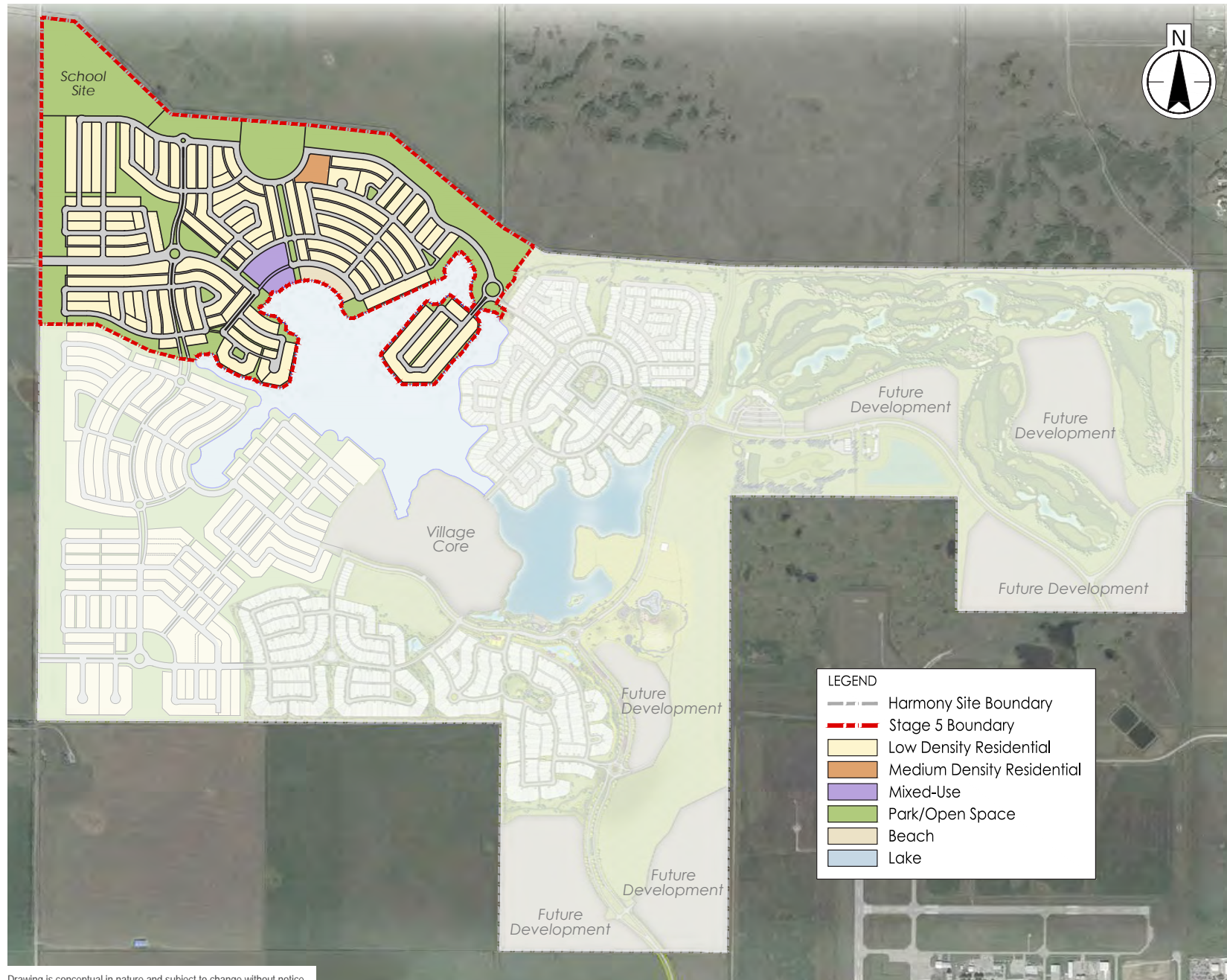
Table 1.0 below outlines the breakdown of Harmony Stage 5 Neighbourhood Plan areas, illustrating the land use dispersion and overall distribution of land uses within the development.

Table 1.0 Plan Statistics

Land Use	Area ±		Dwellings †
Low Density Residential	49.57 ha	122.48 ac	± 1,070
Medium Density Residential	2.30 ha	5.68 ac	± 110
Mixed Use	2.02 ha	4.98 ac	± 50
Parks/Open Space	33.38 ha	82.49 ac	-
School Site	9.88 ha	24.41 ac	-
Roads and Lanes	28.36 ha	70.08 ac	-
Total	125.51 ha	310.12 ac	± 1,230

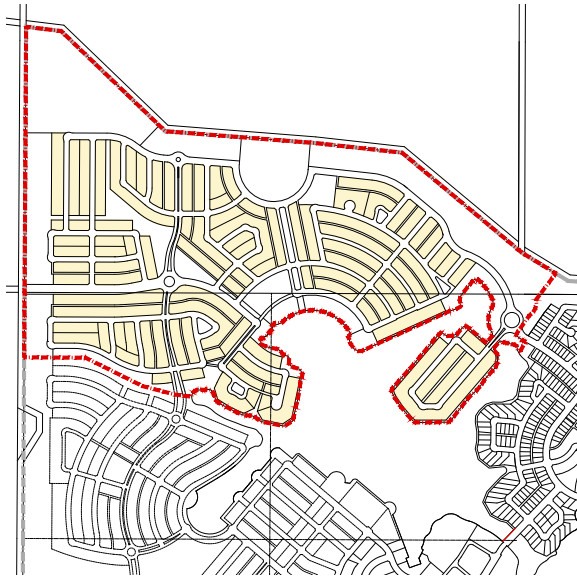
† Dwelling counts are provided as an estimate only and are subject to change at subdivision and/or development permit level. Actual dwelling counts upon buildout may increase or decrease from this table without requiring an amendment to this Plan.

Figure 6.0 Land Use Plan



Drawing is conceptual in nature and subject to change without notice.

Key Map



Compliance with Conceptual Scheme

Section 5.2.2 and Policy 5.2.2

Stage 5 provides a diverse mix of housing types and lifestyle choices into the community that both complement and enhance the existing character of Harmony. The low density residential additions to Stage 5 will build on the concept of neighbourhood diversity, offering a variety of housing forms and providing a larger range of affordability, facilitating greater choice in residential lifestyle for current and future residents.

2.2.4 Low Density Residential

Stage 5 will feature a variety of housing types in varying form and density, providing a wider range of price points. This will enable the community to expand the offering more diverse household types. This wider range in housing has been considered in the context of maintaining a high-quality public realm and overall community vision.

Following the principles of Stage 4, the block scale and dimensions are intended to offer long term flexibility. Based on the general layout, individual blocks can be subdivided in a number of ways, including block-ends, to reflect market demand as phases are developed. This flexibility is set within the framework of respecting the overall design intent and vision of the community.

Stage 5 provides increased adaptability in responding to future market demands with flexible single detached and semi-detached lot widths, laned and non laned options, and blocks which can accommodate cottage cluster development.

Lots with access to a rear lane or greenway (for single and semi-detached housing) will also provide the opportunity for secondary units. The options for properties to implement secondary units further increases the choice for affordability, multi-generational living, and other emerging household choices and needs.

The following section highlights housing types and built forms anticipated within the low density district, primarily consisting of freehold lots in the form of detached product, and options for larger semi-detached/attached style dwellings on larger lots.

Single Detached



The predominant housing type anticipated within the low density residential area will be that of single detached dwellings. While prevalent throughout the low density district, the variation in architectural styles, lake edge housing, as well as mix of front and rear access throughout will provide each block and village with a sense of distinct character and unique community experiences.

Compact Single Detached



Compact single detached product is primarily a freehold choice with a more compact house and low maintenance yard. Being more compact, the building architecture and configurations for parking need to be carefully considered to ensure a desirable neighbourhood form and character.

Semi-Detached/Villas



Semi-detached/villa housing will complement the available housing choices within the low density districts, offering a larger built form that is similar to larger houses, but including two dwellings.



These types of buildings are well suited to corner lots, where each front entry can be oriented to a different street, reinforcing the appearance of being one larger house (see image above).

Cottage Cluster (Detached/Semi-Detached)

Cottage cluster housing provides a unique micro-neighbourhood where each dwelling directly fronts onto a communal green space and parking is pooled in one location on-site. This housing type is typically some form of strata ownership with shared maintenance of common spaces. This suits households that value a single detached built form but with close connection to their neighbours, and often suits residents that appreciate the safety of neighbours and a more intimate sense of community.



Key Map



Compliance with Conceptual Scheme

Principle #1 and Policy 5.2.2

A variety of medium density housing forms will be provided within Stage 5 to suit a wider range of lifestyles and provide residents with a larger assortment of housing options in Harmony. The mix of built forms will provide housing to accommodate lifestyle choice, offer better options for an array of income levels, and provide residents with additional options to age in place.

2.2.5 Medium Density Residential

While low density housing types make up the majority of Harmony and Stage 5 specifically, the newly proposed VR-3 District will allow for flexibility to facilitate a wider choice of housing options with increased density and affordability.

The housing typologies proposed within the medium density areas speak more to the existing density context of Harmony through condominium style dwelling options in the form of townhomes, rowhomes, attached cluster style housing, and low rise apartments.

While townhomes are currently available throughout select areas of prior Stages of Harmony, the Stage 5 design incorporates additional medium density typologies along key corridors.

Low rise apartments (3-4 storeys) will further add to and enhance the availability for residents to find more affordable living options within Harmony. An opportunities exists to also provide assisted living facilities at the location adjacent to the major open space node within Stage 5, provide additional ways for residents to age in place and improving upon Harmony's ability to accommodate multi-generational living.

The following section highlights the housing types and built forms anticipated within the medium density district, primarily consisting of attached type products (such as townhome and rowhouse), and apartments on larger lots adjacent to the village core and mixed use node.

Cottage Cluster (Attached/Stacked)



The attached cottage cluster housing product follows the same principles as detached cottage cluster housing in the low density district, however, increases the efficiency and utilization of each parcel with attached product types. This form is tailored towards a more resort style of living, catering to the needs of retirees and seasonal residents, providing single-level bungalow styles suited for persons of all physical abilities.

Brownstones, Rowhomes, and Townhomes

Brownstones, Rowhomes, and Townhomes represent an extension of the single detached and semi-detached housing type, providing a similar street-fronting orientation and vertical scale. Configurations of these dwellings can be as freehold units or forms of strata ownership.

These housing types will help address the “missing middle” component of modern home buyers in Harmony. The increased efficiencies in the built form allow for greater affordability and flexibility for those seeking to find a home somewhere between a traditional condominium and single-detached home or duplex.

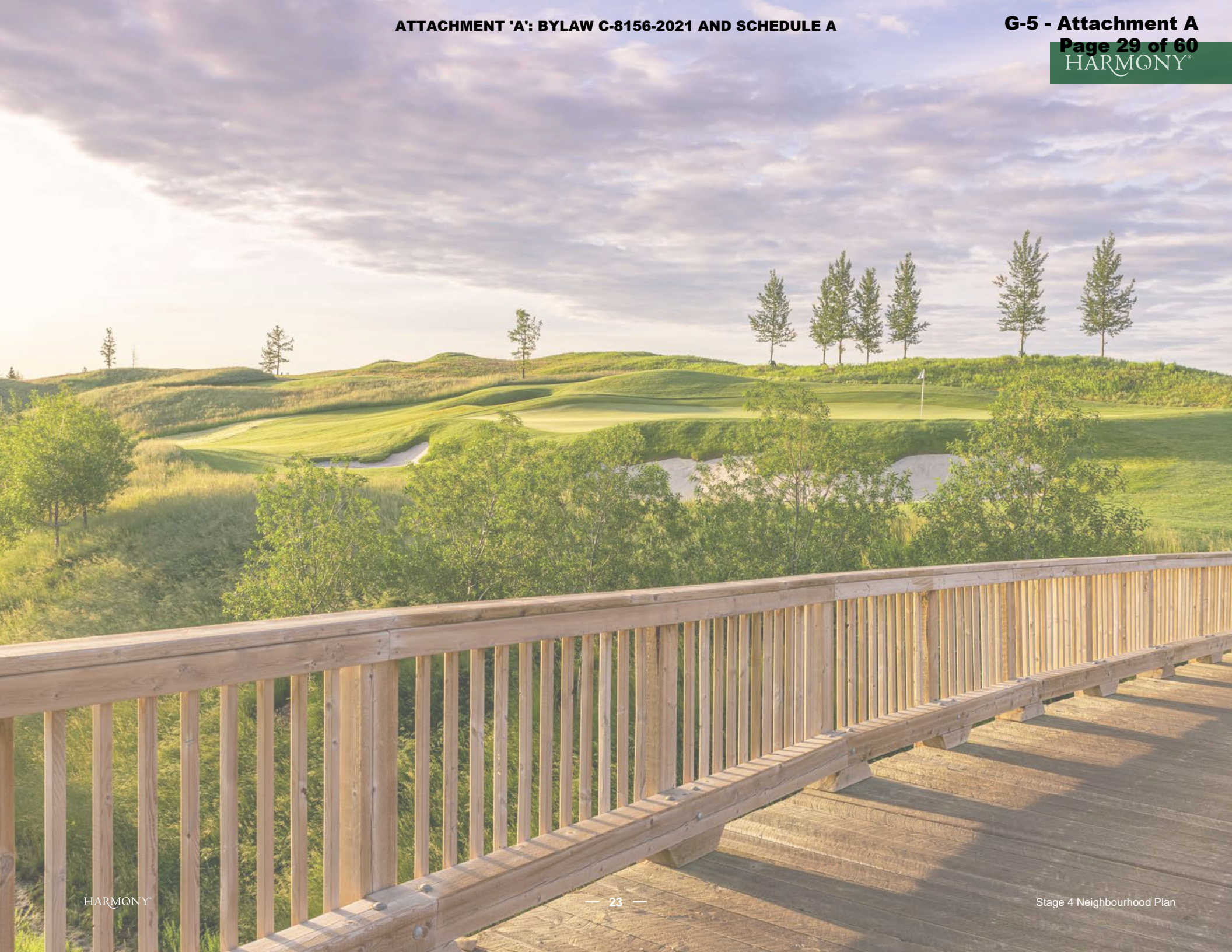
Low-rise multiple tenant dwellings (for stacked/condominium townhome types) represent a sustainable alternative to traditional single-detached residential development and diversify housing options in the community. They maintain a compact and lower building scale, while providing the option of increasing density and intensifying neighbourhoods through an efficient use of land within the medium density focused areas of Harmony.

Areas for the Brownstone, Rowhome, and Townhome dwellings are focused along the more significant roadway corridors and in proximity to nearby services and amenities. Each of these built forms is intended to interface with the adjacent pathway corridors as well, further promoting the active lifestyle and sense of exploration prevalent throughout Harmony.

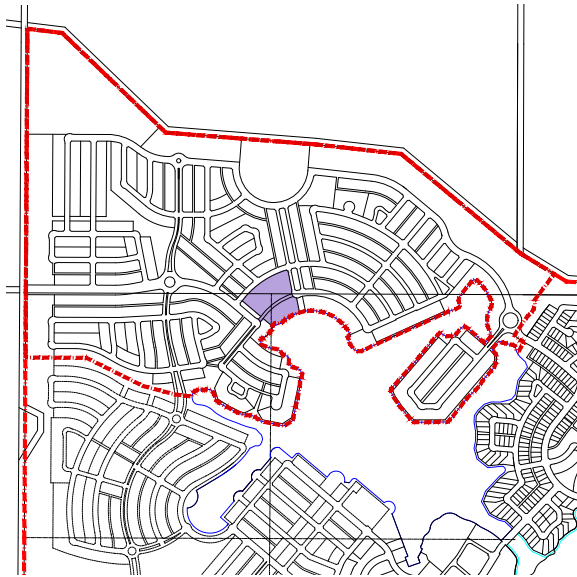
Low-Rise Apartments

3-4 storey apartments (residential only as well as opportunities to incorporate with the mixed use commercial area as seen in the image to the left) will be included in Stage 5. These apartments will provide rental and ownership opportunities, and potential assisted living sites, further enhancing the available styles of living and opportunity for aging in place within Harmony, while ensuring that the height and density effectively interfaces with adjacent lower density development.

The architectural style, height, and density of the apartments will respect and complement the adjacent low and medium density built forms. These dwellings will also provide the population base to support nearby/on-site mixed use nodes, as well as the increase the immediate population base within a short, safe, and convenient walking distance to the second school site in Harmony.



Key Map



2.2.6 Mixed Use District

Stage 5 provides community level services intended to function as smaller hub of commercial/retail activity providing nearby residents with neighbourhood level services that complement or differ from the village core and employment lands uses. This mixed use district is centrally located within Stage 5 within the main activity area envisioned for the development adjacent to the beach (Park A), and located along the major roadway of Harmony Circle. The Stage 5 mixed use provides retail and commercial activity such as convenience goods, day care, medical services, physical fitness (such as a gym), liquor sales, etc. and may also be the location of an OAH facility. Higher density residential dwellings (such as rowhomes, townhomes, etc.) in close proximity along the northern corridor will aid in strengthening the vibrancy and success of the area and contribute towards increased activity of the mixed use site.



A key focus of the mixed use built form will be to enhance the public realm. Opportunities for convenience goods, shopping, and services are intended to provide street oriented entrances, patios, and small gathering spaces within the node. Building entrances and storefronts will be oriented towards the street with architectural details that complement and enhance the surrounding neighbourhood character.



The mixed use district will provide the framework for opportunities to incorporate dwelling units atop the convenience retail and commercial uses. The building heights and densities will be designed to respect and effectively transition with surrounding lower density context, offering further variety of lifestyle choices for current and future residents of Harmony.

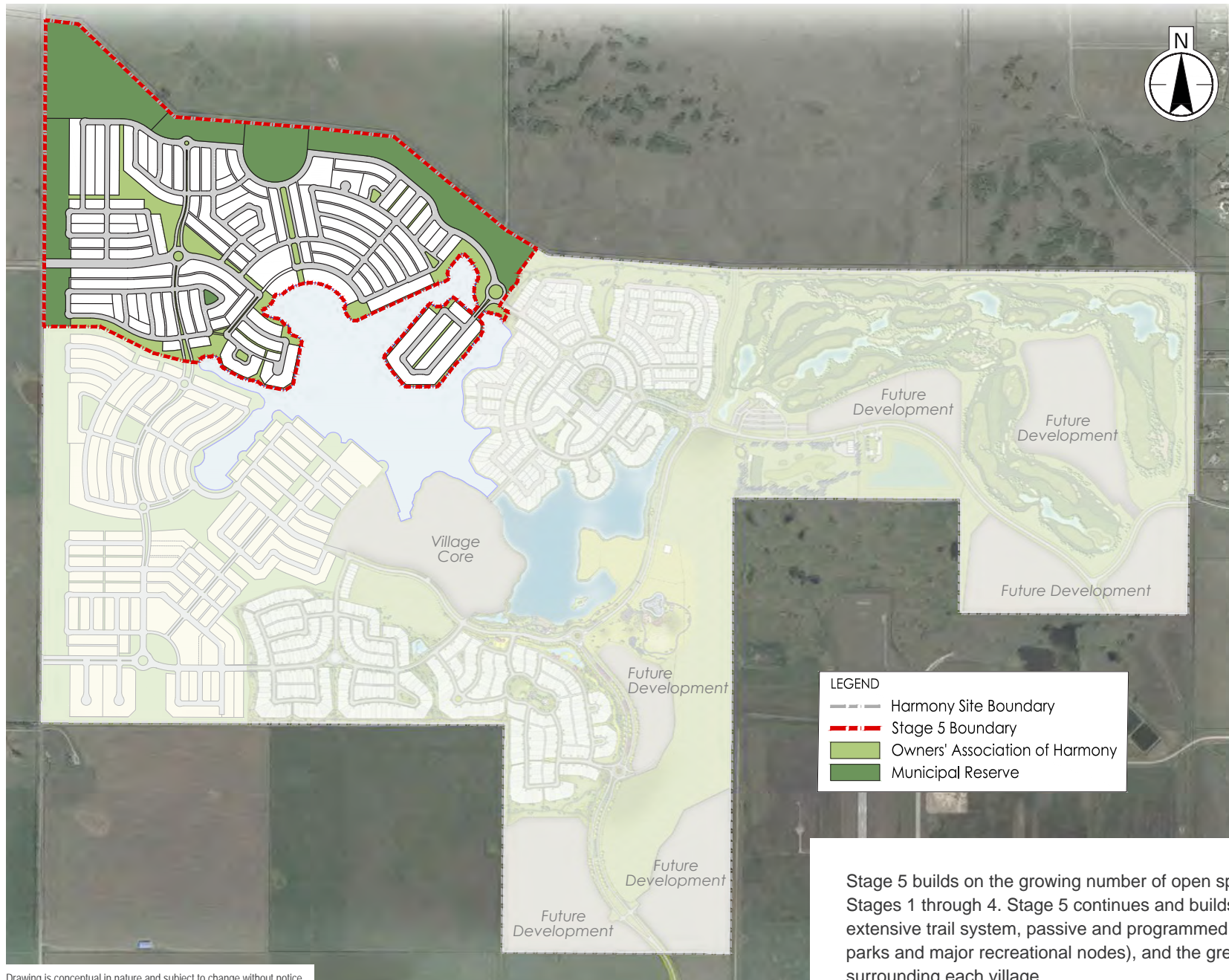
Compliance with Conceptual Scheme

Section 4.6

The mixed use, neighbourhood commercial nodes will provide support services to nearby residents, as well as contribute to the surrounding economic growth of Harmony by not competing with, but rather supporting the employment lands and village core through retail and service options not otherwise available in those districts.



Figure 7.0 Open Space Overview



Drawing is conceptual in nature and subject to change without notice.

Stage 5 builds on the growing number of open space amenities in Stages 1 through 4. Stage 5 continues and builds upon Harmony's extensive trail system, passive and programmed spaces (such as parks and major recreational nodes), and the greenway link corridors surrounding each village.

Figure 8.0 Open Space Stage 5



Drawing is conceptual in nature and subject to change without notice.

2.2.7 Open Space

Stage 5 builds upon the principles of what it means to be a resident of Harmony through a series of determined efforts to create community, and enhance the sense of pride for living in Harmony. The Stage 5 open space plan is designed to provide:

- A plan that responds to community space as more than just community space that is 'nice to look at,' but more importantly creates a place for community in spaces that encourage celebration and activities that connect to nature.
- Public life for all seasons, and for all seasons of life.
- Places to ensure that residents are not 'distant' to public spaces in the community, but are active participants.

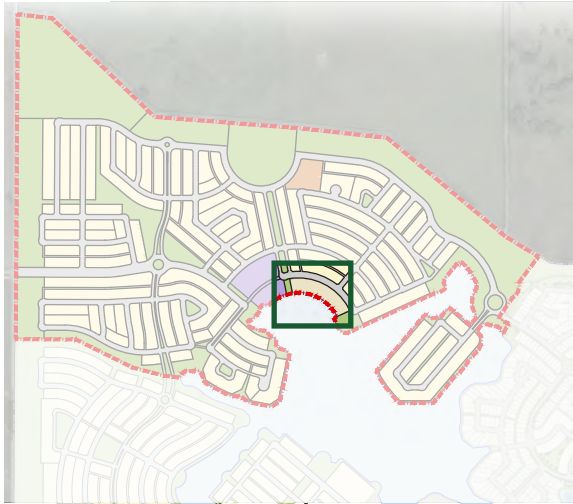
As per previous Neighbourhood Plans, a portion of the open space system is provided in the form of Owners' Association lands. These lands include village common greens, linear greenbelts, recreation elements, and pedestrian linkages.

Compliance with Conceptual Scheme

Section 5.1

The Stage 5 Neighbourhood Plan provides universally accessible open space elements with active and passive facilities reflecting a number of key principles of the Conceptual Scheme creating amenity value for residents, employees, and visitors, and designed for easy and welcoming access to all.

Key Map

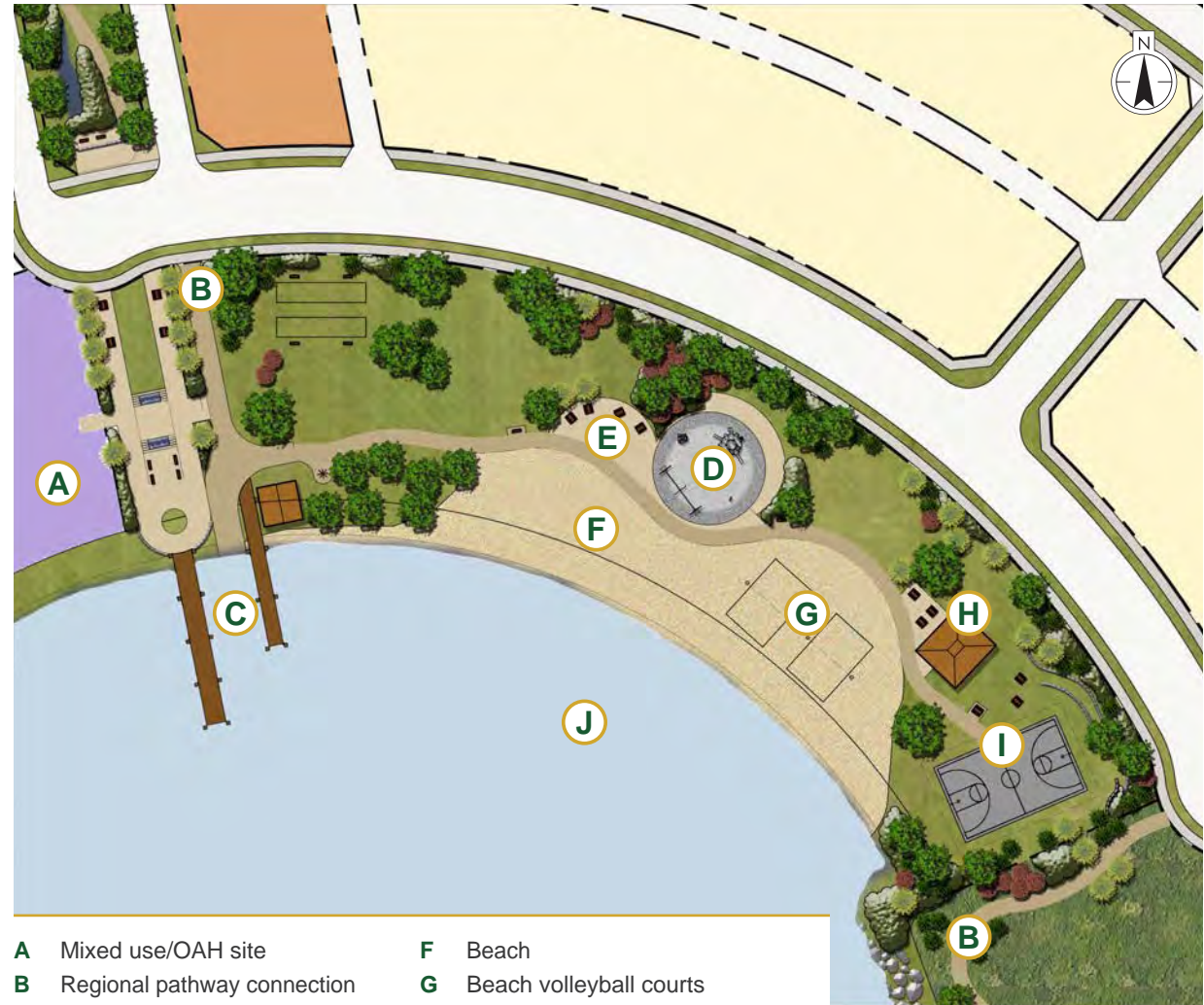


Park A (Beach) Concept

Park A in Stage 5 represents one of the key open space focal points for northwest Harmony. This beach will provide private access to residents (with visitor privileges) to residents of Harmony. The beach area is intended to work in tandem with the adjacent mixed use node, facilitating development of a potential OAH site and supporting commercial uses (such as an ice cream shop, cafe, restaurant, etc.).

In addition to the number of on-site amenities, space at the larger docks associated with the open space hub may be rented by homeowners of Stage 5 so that all residents of the area have the option and ability to utilize the water to the fullest extent. Water craft rental opportunities are also anticipated to be made available for residents and users of the space.

Figure 9.0 Park A (Beach) Concept



- | | |
|--------------------------------------|---|
| A Mixed use/OAH site | F Beach |
| B Regional pathway connection | G Beach volleyball courts |
| C Common dock area | H Sheltered BBQ/picnic area |
| D Playground area | I Basketball court |
| E Seating area | J Lake access for swimming/other |

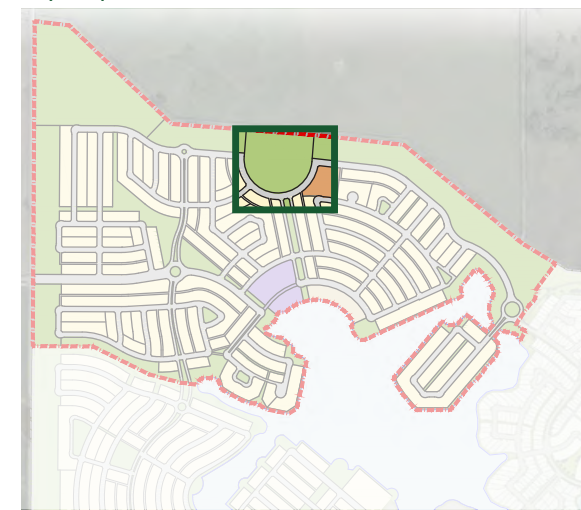
Drawing is conceptual in nature and subject to change without notice.

Figure 10.0 Park B Concept



Drawing is conceptual in nature and subject to change without notice.

Key Map

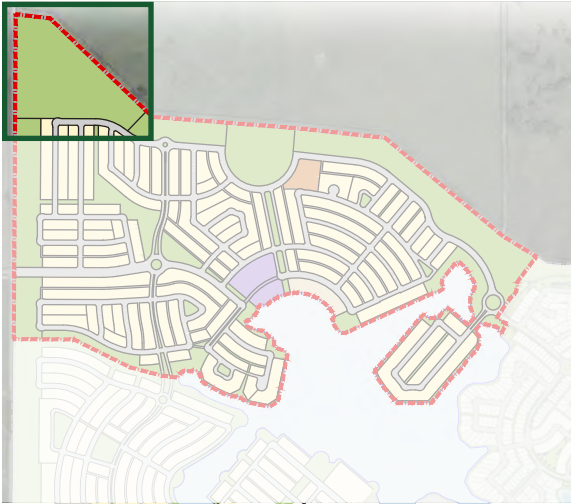


Park B Concept

Located in the northern central area of Stage 5, Park B integrates the buffer area with a connection to the greenway links via the park. While Park B services all residents of Stage 5, it also acts as a significant outdoor amenity space for the adjacent multi-family parcel to the east. The waterfall feature adds a significant area of interest to Stage 5 with lookout perches and seating opportunities for visitors to rest and take in the scenery. The southern greenway connection links this park directly with the Park A beach and the lake.

- | | |
|------------------------------|------------------------------|
| A Waterfall feature | E Buffer area pathway |
| B Greenway link | F Seating plaza |
| C Playground areas | G Toboggan hill |
| D Informal open space | H Viewpoint plaza |

Key Map



Park C (School/MSR) Concept

Park C (the school/MSR area) provides Stage 5 with significant and regional level playfields and outdoor programming. This site functions as the Regional Park while also delivering the Major Recreation Facilities (playfields), as outlined in the Conceptual Scheme. Park C is suitable for hosting larger events, sports tournaments, and other community-level events and gatherings. The site is highly accessible via the safe and convenient greenway and outer buffer corridors.

- | | |
|------------------------------|--|
| A Baseball diamond | G Tennis/pickleball |
| B Soccer pitches | H Parking area |
| C Playground area | I Buffer area regional pathway connection |
| D Amphitheater | J Greenway link connection |
| E School building | |
| F Outdoor hockey rink | |

Figure 11.0 Park C (School/MSR) Concept



NOTE: Provision of the high school site assumes dedication of the first 8 acres of land, with the remaining area facilitated via purchase agreement. A conceptual layout of the school site is provided to illustrate potential programming outcomes only and is subject to change without notice. Design and development of the school site will be conducted in collaboration with the Rocky View County School Division No. 41 (Rocky View County Schools).



Greenway Links

The Greenway Links are the primary conduit for the regional multi-use pathway, offering extensive internal connectivity throughout Harmony. These multi-modal pathway/trail connections promote nature walks and relaxing strolls throughout the community and provide a safe, convenient corridors for jogging, cycling, inline skating, and general active use while outdoors.

These pathways/trails will consider all age groups and physical abilities, intended to offer universal accessibility to both residents and visitors to Harmony, reflective of the principles outlined in the Conceptual Scheme.

The northwest/southeast greenway link in Stage 5 provides residents in the far northwest area of Harmony with an enhanced line of sight and strong multi-use connection to the mixed use/beach area along the waters edge, reinforcing the area as a major focal point for the community.

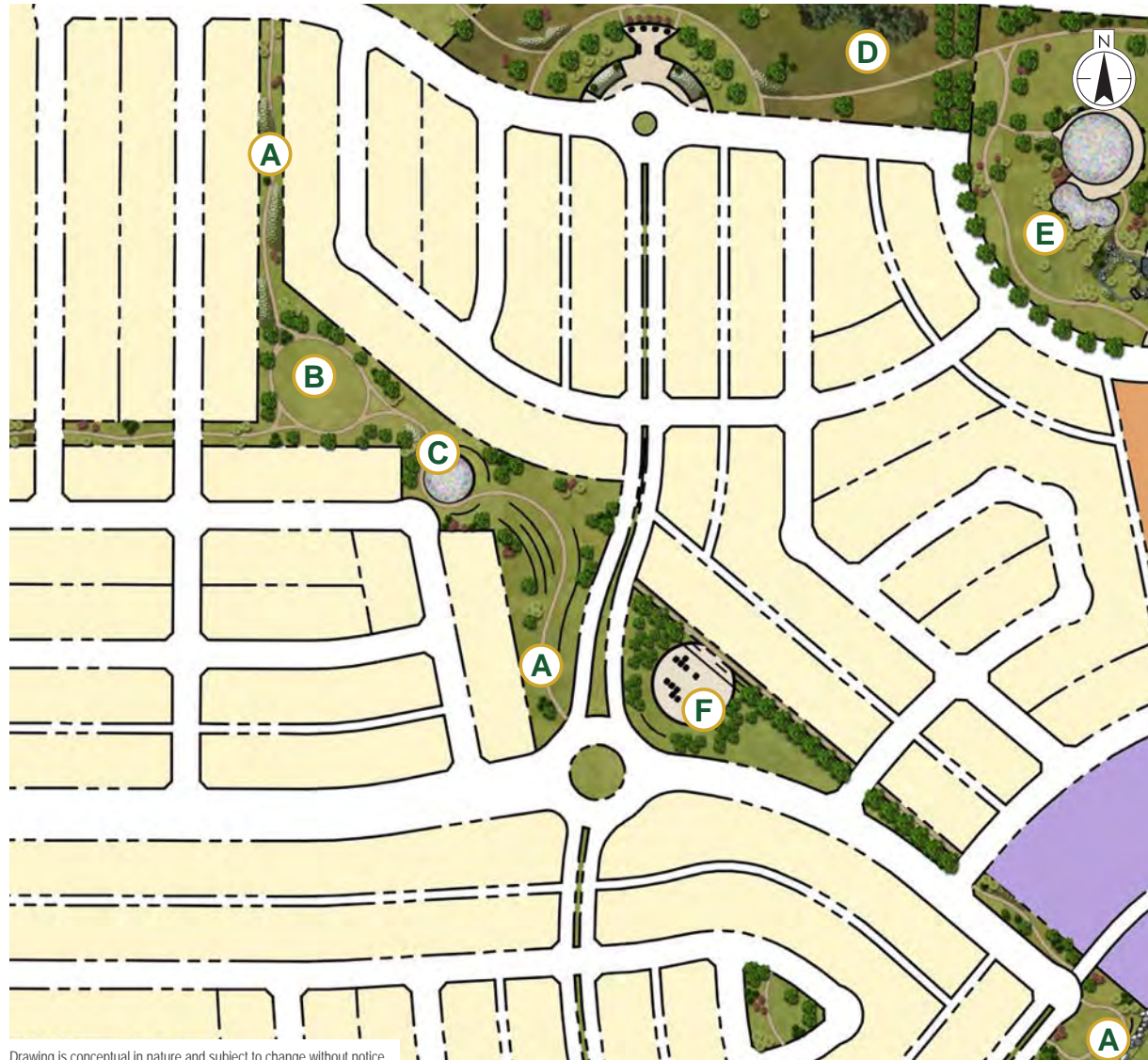
Pathway connections will alter between lakefront access and street access at various points along the lake edge, however, the overall pedestrian network will remain uninterrupted throughout the key locations of the village interiors.

Figure 12.0 Greenway Links



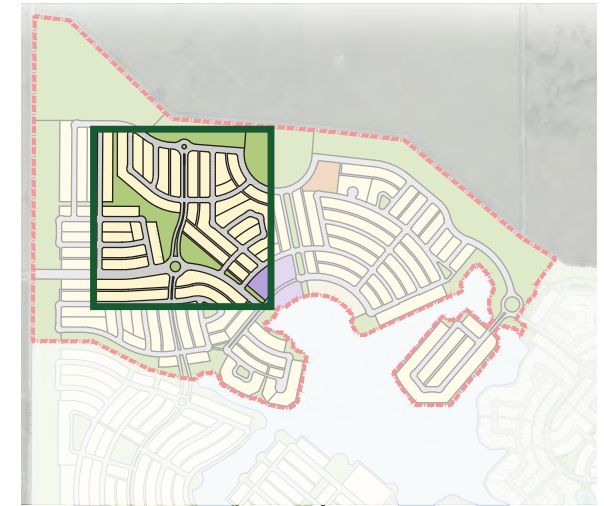
Drawing is conceptual in nature and subject to change without notice.

Figure 13.0 Greenway Link 1 Concept



Drawing is conceptual in nature and subject to change without notice.

Key Map

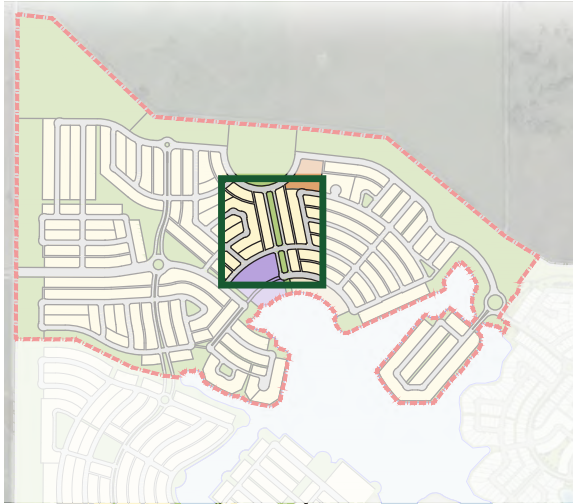


Greenway Link 1 Concept

The northwest-southeast greenway link provides a direct, green connection from the northwest corner of Stage 5 to the water, traversing through Village I. Opportunities to incorporate informal open spaces, active programming (such as playgrounds), and extensive pathway/trail connections are prevalent throughout. This feature exemplifies the priority on locating multi-modal pathway/trail connections in all stages of Harmony, providing residents and visitors with abundant outdoor connectivity options.

- | | |
|------------------------------------|---|
| A Pathway/trail connections | D Buffer |
| B Informal open space | E Park B |
| C Playground area | F Gathering space (possible community garden area) |

Key Map



Greenway Link 2 Concept

The north-south greenway link in Stage 5 provides a direct connection from Park A to Park B, while further expanding upon the greenway link corridor connectivity in the area.

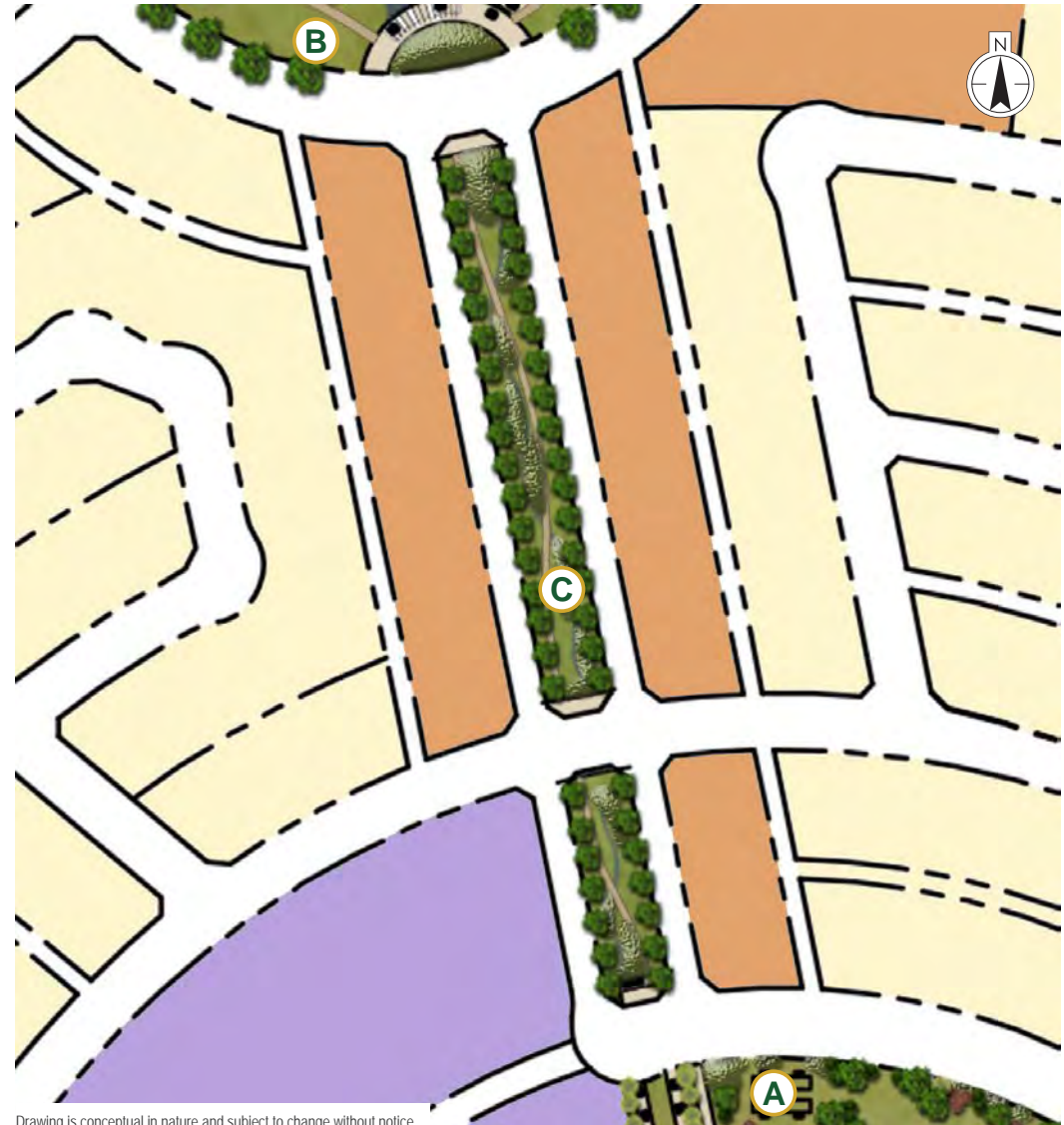
Acting as a “widened boulevard” for the collector roadway, this greenway link creates a connection with pathway/trail links and seating areas through a more natural setting. The corridor is intended to be framed by multi-residential type (townhome) dwellings, with the mixed use hub located in the southwest corner adjacent to Park A. The median will provide a circulating creek that connects the waterfall in Park B to the seating plaza in Park A and the lake.

A Park A

B Park B

C Regional pathway/greenway link corridor

Figure 14.0 Greenway Link 2 Concept



Drawing is conceptual in nature and subject to change without notice.

Figure 15.0 Buffer Area



Drawing is conceptual in nature and subject to change without notice.

Buffer Area

Bordering the northwest edge of Harmony, Stage 5 incorporates major pathway/trail networks and landscape features in line with the Conceptual Scheme (Section 5.5.2) within the buffer zone. This buffer provides a substantial open space transition between Range Road 40 to the west and rural lands to the north, and the overall Harmony residential development in Stage 5.

In addition, the recreational and sports programming elements of the school site are incorporated into the buffer to maximize the efficiency and enhance the overall amenity usage within the buffer area. All development within the buffer will adhere to the minimum 100 meter building setbacks. To maintain an effective residential development to rural transition, a majority the outer edge of Stage 5 is envisioned as low density dwelling types which establish diverse streetscapes, complementing the open space corridor adjacent to the rural edge.

Compliance with Conceptual Scheme**Section 5.5.2 Principle 1 and Policy 5.5.2**

Stage 5 maintains the viewshed along rural roads, providing an open space transitional buffer between the adjacent agricultural land holdings and proposed neighbourhood. The design incorporates the school site sports fields, as well as edge treatments such as the regional pathway corridor, and places of interest within the buffer, respecting and enhancing the natural landscape along the western edge of Harmony.

Green Lanes

To further foster a connection with the outdoors and promote walkability, a number of 'Green Lanes' are incorporated throughout Stage 5, increasing the amount of pedestrian connectivity and multi-use pathway options throughout the community for residents to quickly, conveniently, and comfortably move about.

Each green lane is anticipated to be approximately 6 m in width, accommodating a centralized pathway with landscaping elements such as trees, shrubs, and natural grasses along each corridor.

All green lanes highlighted in **Figure 16.0** have the potential to be converted to standard laneways (providing vehicular access to the associated dwellings), or remain utilized as dedicated multi-use pedestrian corridors as shown. Decisions regarding green lanes vs. standard vehicle access lanes will be determined as part of future phasing and subdivision based on market conditions and overall product availability at the time.

All green lanes are public within Stage 5, with the exception of two private FOB accessed linkages in the southwest residential enclave and island. These corridors are for resident-only access to the private, localized lakeshore amenities and open areas along the water's edge.

Figure 16.0 Green Lanes



Drawing is conceptual in nature and subject to change without notice.



2.2.8 The Lake - Stage 5

Following the redesign of the lake in Stage 4, HDI has sought for ways to improve upon the way that Stage 5 interfaces with the water, identifying opportunities to provide residents and visitors to Harmony with increased exposure, improved access, and an enhanced connection to the water. As a result, several components of the Stage 5 residential and mixed use areas have been designed to create multiple areas of opportunity for residents and visitors to realize these objectives, and better experience what living by the water has to offer.

Compliance with Conceptual Scheme

Section 5.1.1

The Stage 5 design effectively responds to the principles established in the Conceptual Scheme through:

- Providing a variety of opportunities for public and private access, including the private residential area and island cells;
- Incorporating the community designs around lake including inlets, providing for a visual expanse of water with the lake edge incorporated into the community elements (such as the private residential area, Park A beach, and island cell);
- Incorporating unique open spaces (such as the Park A beach and private residential beach areas) and buildings with Lake B;
- Offering abundant connections for non-motorized activities in the lake (such as paddle boarding, swimming, etc.) in several locations along Lake B; and
- Combining several areas for private and communal shoreline options for residents and visitors to Stage 5.

Inlet II

The new inlet incorporated as part of the lake redesign will establish a harbour-like feel for residents backing onto the water, as well as users of the public pathway system passing through to the west/northwest. Improved public access to pathways around the western edge of the inlet, combined with the private residences backing onto the lake will encourage interaction with the water and provide a unique visual amenity for residents of Harmony.

The Island

As noted in the Stage 4 Neighbourhood Plan, a major component of the Lake B redesign involves incorporation of an island along the north/northeastern area of the lake. The island will increase the availability of lakefront properties within Harmony promoting further interaction and involvement with residents and the lake.

Lake Edge Trails and Pathways

The pathway/trail access surrounding the lake edge will continue to vary from public to private depending on the adjacent land use (controlled through the Owner's Association) to provide a unique experience to all who use them.

Lake Activities

The lake will include a variety of future activities including a private beach along the north edge, educational opportunities, and water activities such as rowing, canoeing, paddle boarding for residents of Harmony and their guests. Opportunities to travel between the two lakes will also be explored at the detail design stage (for those canoeing, kayaking, paddle boarding, etc.) to easily transition between Lake A and Lake B, enhancing the user experience of the water to the fullest extent.

Staging

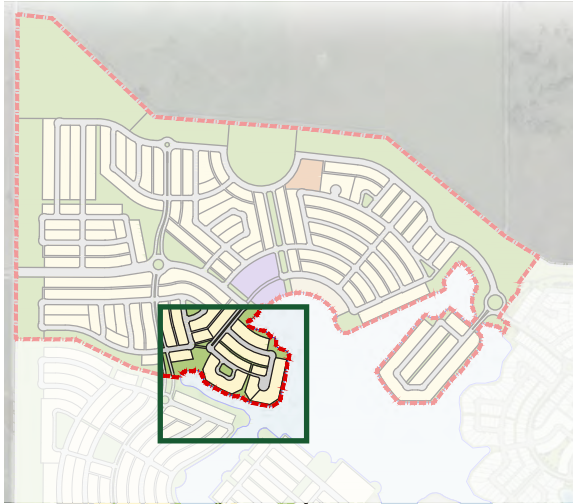
Lake B maintains its function as a water reservoir; a component of the community support infrastructure system and flood protection. Construction of the lake is anticipated to be completed in two stages, with the first stage occurring during Stage 4 and surrounding the village core, and Stage 5 occurring as the second stage of Lake B development.

Figure 17.0 Lake B - Stage 5



Drawing is conceptual
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change without notice.

Key Map



Private Residential Area

A private accessible residential area along the western lake shore offers one of the more unique living experiences within Harmony. This area will be surrounded by Lake B to the east, Inlet II to the south, and greenway link corridors to the west, with a privately accessible beach area to the northeast. This community is envisioned as estate lakefront lots, each with their own private dock, as well as larger internal lots with green lane access and shared dock access facilities for enhanced connectivity with the lake.

The inlet is at no point narrower than 30 m, providing residents of the area with spacious and quality views of the water. Upon development of Lake B, it is envisioned that controls will be put in place so that the inlet may be used for skating during winter once the water in the inlet freezes over.

Figure 18.0 Private Residential Area



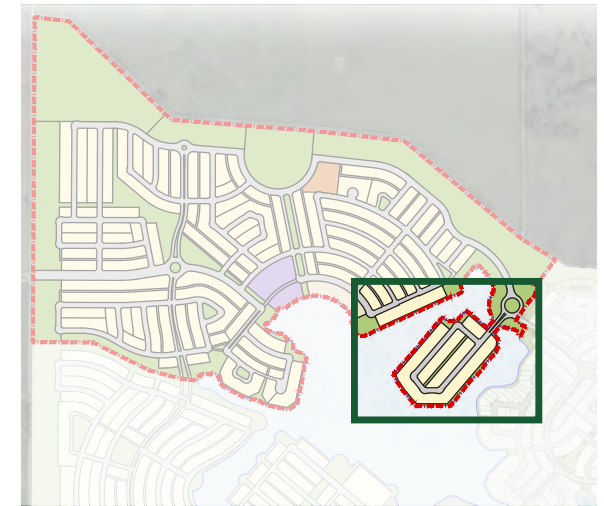
Drawing is conceptual in nature and subject to change without notice.

Figure 19.0 The Island



Drawing is conceptual in nature and subject to change without notice.

Key Map



The Island

Stage 5 brings forward Harmony's first true residential island to the community. This island is envisioned as a private, estate lot residential district with a combination of units backing onto the water, each with their own private dock, as well as internal lots with connections to a communal dock for direct lake access. A green lane separates the two internal residential blocks for increased spacing between residences, as well as offering enhanced connections to the shared beach area located at the northwest corner of the island.

The island is angled to ensure that the viewsheds for lakefront residences in Stage 3 are maintained. Shorelines between the island and Stage 3 are at no point less than 40 m, ensuring that residents enjoy a substantial waterfront view from their property.

3.0 Mobility

3.1 Multi-use Connectivity

The mobility choices provided in Stage 5 incorporate a vast pedestrian and cycling network throughout the villages, with the design focused on providing all residents with convenient and comfortable pathway connections to homes, places of work, daily service needs, and the village core. Personal health and nourishment are at the heart of Harmony's guiding principles. These pathway connections are meant to not only function as an outdoor amenity, but to encourage enrichment in residents' lives promoting active transportation to get people where they want to be.

Trail Network

Stage 5 features an interconnected active transportation network, integrated with the larger regional network prevalent throughout Harmony. Whether for work, pleasure, recreation, or social purposes, these pathways provide residents with a vibrant and safe alternative to be able to cycle, run, or walk to their destinations. Local trails and pathways connecting to the regional network will be determined at Subdivision approval stage.

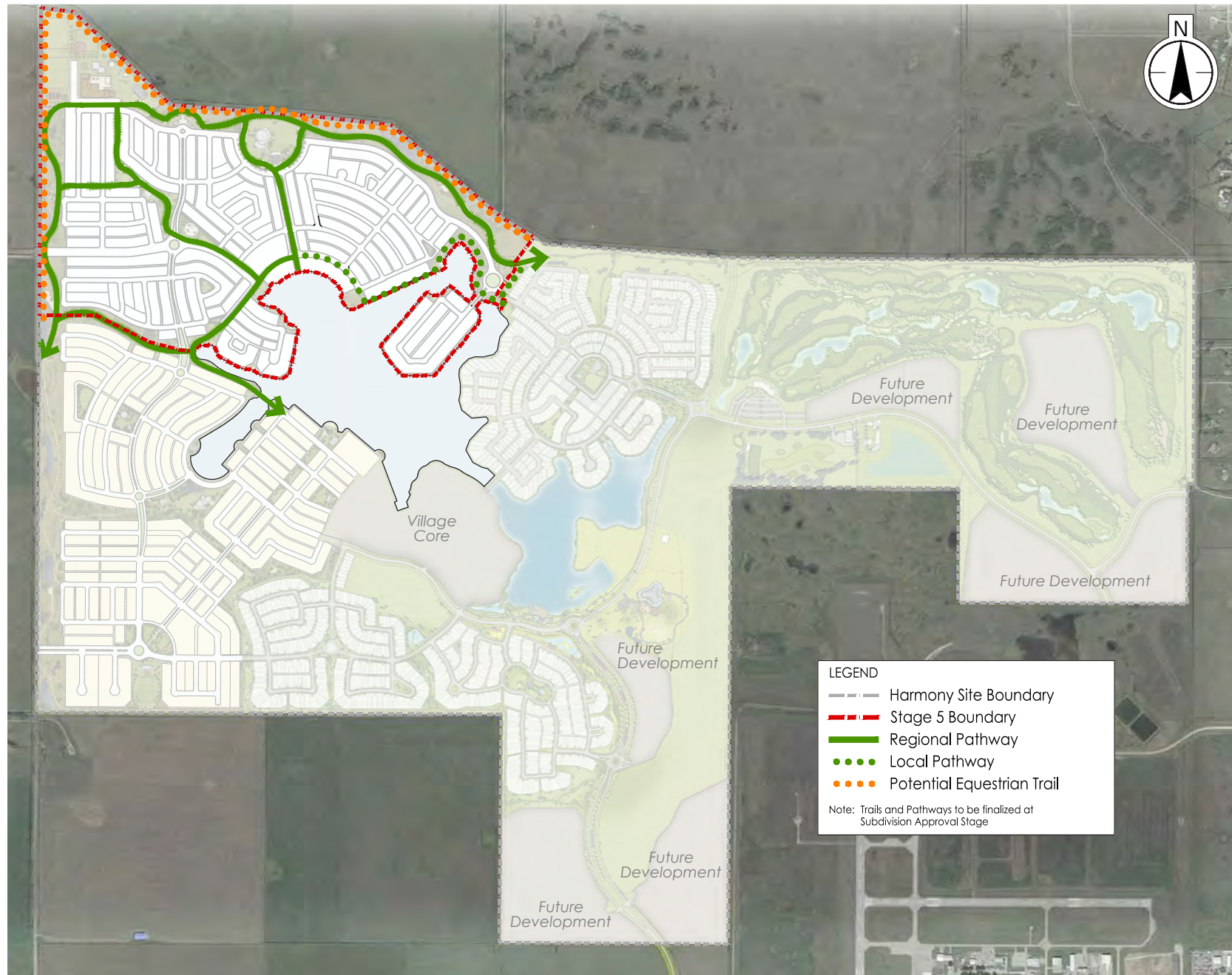
Universal Accessibility

There is an increased understanding of greater inclusivity in pedestrian and cycling within a community. Development of Stage 5 will work towards the ongoing efforts of HDI to providing universal accessibility for all residents through a variety of methods including:

- Thoughtful attention paid to pathway and trail surfacing to facilitate an experience matching the high-quality local amenities,
- Pathways and trails wide enough to accommodate families and younger children walking or cycling with adults,
- Designing for a variety of multi-modal travel including cycling, inline skating, motorized and non-motorized scooters, etc., and
- Thoughtful consideration of applicable Crime Prevention Through Environmental Design (CPTED) interventions such as lighting considerations, vegetation types along pathways, sensitive placement of seating areas, etc.

Stage 5 continues the goal of HDI to ensure that all residents are not only encouraged to utilize these amenities but feel safe and able to do so everywhere throughout Harmony. Development in Stage 5 will seek to improve upon access to public amenities for persons of all abilities by addressing curb cuts, elevated sidewalks, ramps, etc. wherever possible in an effort to provide universal access to all amenities for those who need it.

Figure 20.0 Multi-Modal Network



Drawing is conceptual
in nature and subject to
change without notice.

An aerial rendering of a residential development. In the upper left, there is a large blue lake. A network of roads, including a prominent circular road, winds through the landscape. Residential houses with dark roofs are scattered throughout, particularly in the lower left and middle sections. Green spaces and grassy areas are interspersed between the roads and buildings. The overall scene is a planned community layout.

3.2 Road Network

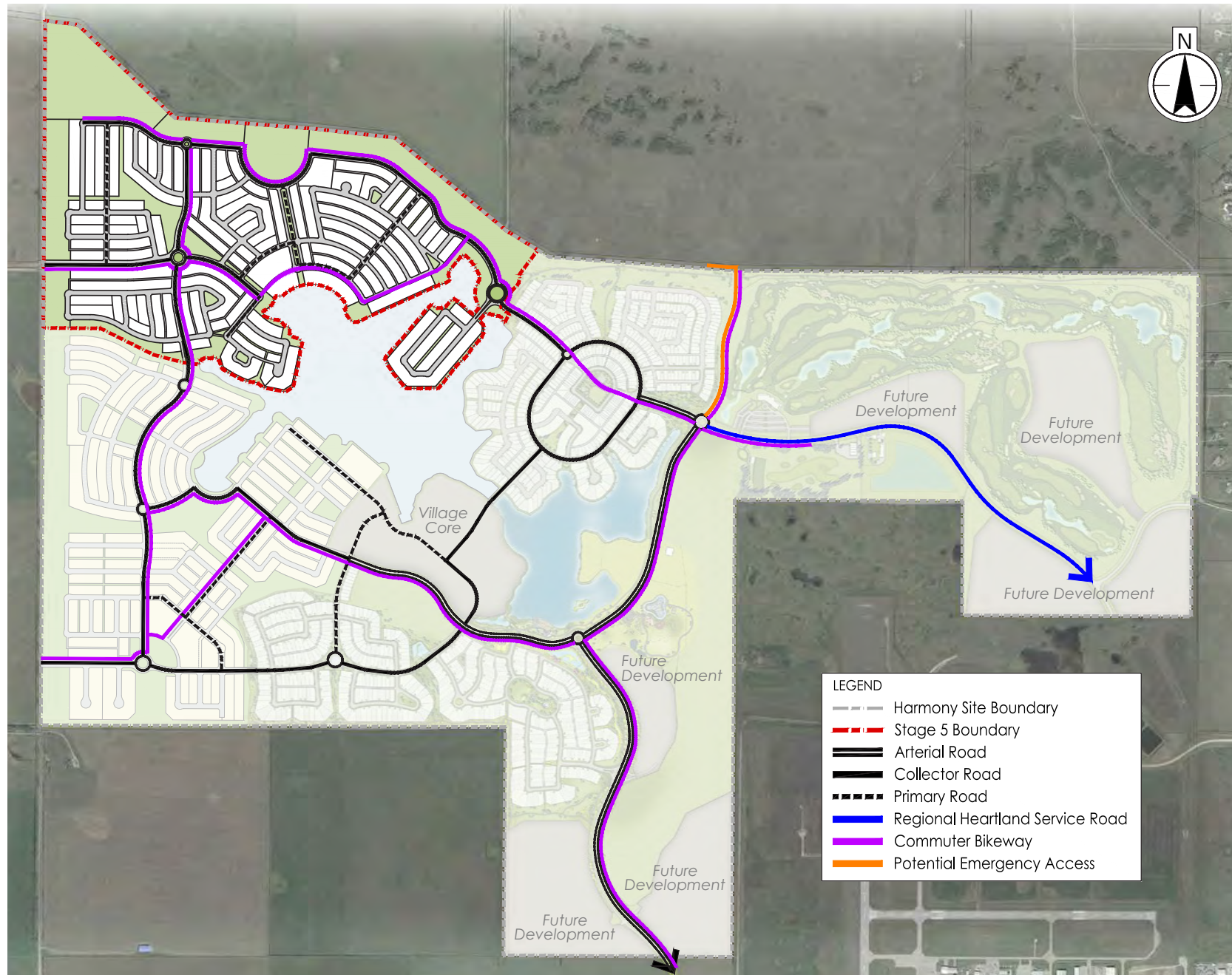
Orientation of the Stage 5 road network utilizes a more traditional grid-oriented network to allow for convenient connections to daily amenities, recreational opportunities, and the surrounding region. This network assists in wayfinding, highlights view corridors to the lake, and connects to the open space network. Primary streets are focused towards viewsheds to the lake, park spaces, neighbourhood focal points (such as the mixed use node), and the surrounding natural environment.

Roadways are also modified in each village to add to the overall community character, giving each area a distinct and unique feel while still providing the capacity and functional capabilities required to handle the necessary traffic volume. The primary streets, including Harmony Circle, also will also contain boulevard treatments to both add to the character of each corridor, as well as assist with overland drainage management identified in the Master Drainage Plan. Vegetation within these boulevards will add to the retention capabilities, channel the stormwater, and provide aesthetic appeal.

The lands within Stage 5 will be accessible via Harmony's internal mobility network. This includes a potential roadway connections to the west to Range Road 40 (near the school site), providing alternative connections to Copithorne Trail and Range Road 33, as well as extension of the major connections constructed as part of Stages 3 and 4.

To support the transportation network planning process, Transportation Impact Assessments (TIAs) are being prepared for each Stage to evaluate the network improvements required to support the proposed development densities and land uses. This includes identification of off-site improvements required to maintain adequate traffic flow and operations, and minimize disruptions to transportation network users. Specific timing of network improvements will be determined through the phasing plan for each stage.

Figure 21.0 Road Network



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change without notice.

4.0 Servicing

4.1 Stormwater

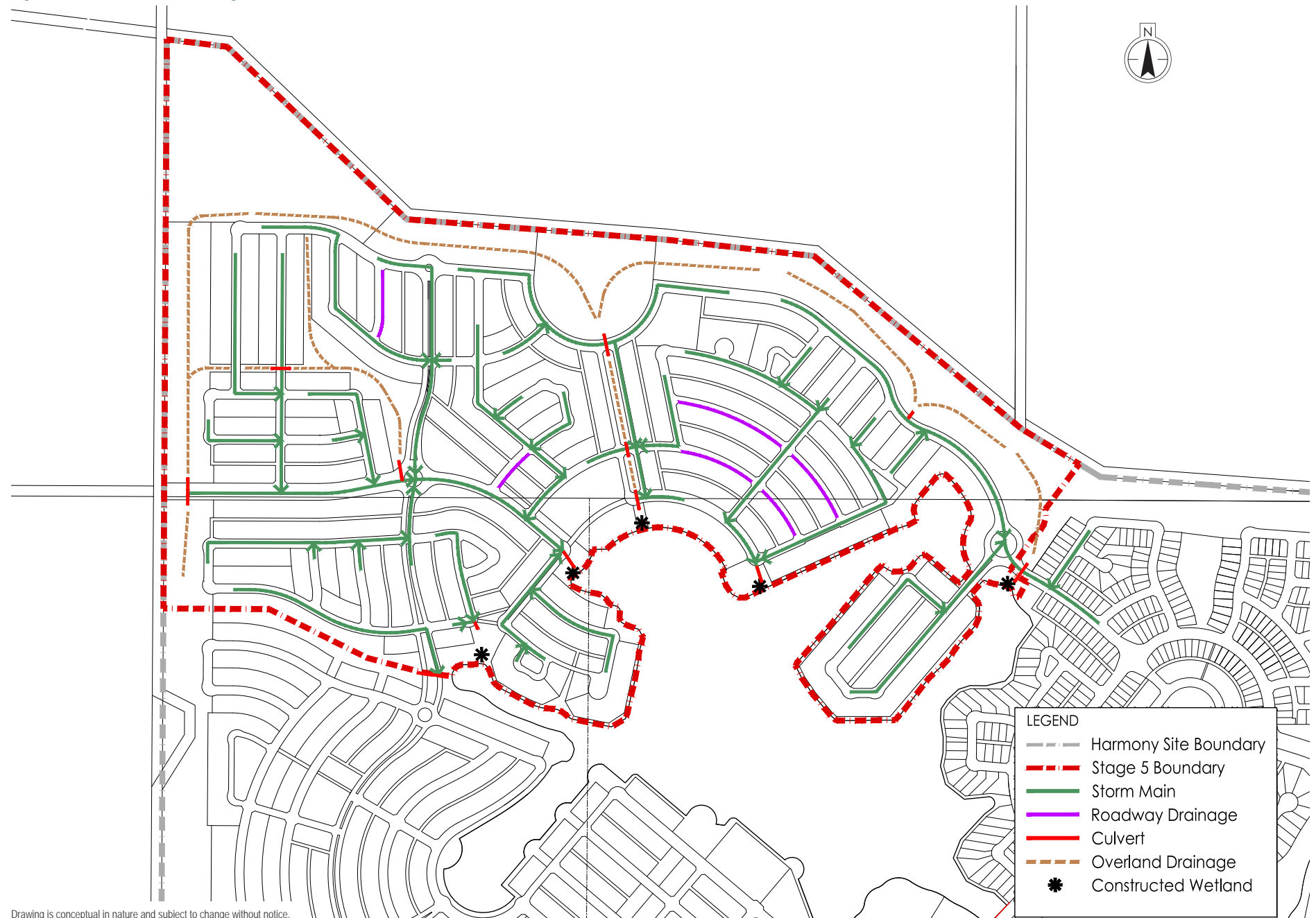
The stormwater design for Harmony Stage 5 works in tandem with the storm strategy for Stage 4, managing the stormwater runoff at multiple levels. The lot level system will route runoff to pervious surfaces within the yards where additional runoff will be collected and conveyed by grassed swales, with overflow catch basins and sub-drains, integrated within the neighbourhood streets. The neighbourhood system will then convey drainage overland along laneways and streets, and underground via a storm sewer pipe network. Portions of the neighbourhood system will drain into the open space system where landscaped conveyance channels will direct runoff to the Harmony Lake inlets.

The Stage 4 and 5 drainage will enter the lake inlets through a combination of piped storm sewer and overland inlets. Features such as constructed wetlands, oil-grit separators, or other treatment measures will be provided at the lake inlets to provide

water quality enhancement. The Stage 4 and Stage 5 lands will ultimately drain into the Harmony lake for overall community stormwater management and further water quality treatment.

To support Stage 4 and 5 development, the Harmony lake will be expanded through the creation of Lake B to provide stormwater storage. Lake B will be supported by a dedicated outlet and high capacity stormwater overflow pipe from the lake directly to the Bow River. The creation of Lake B and the overflow pipe directly to the Bow River will complete the stormwater management infrastructure that supports development to the full build out of the Harmony community.

Figure 22.0 Stormwater Management

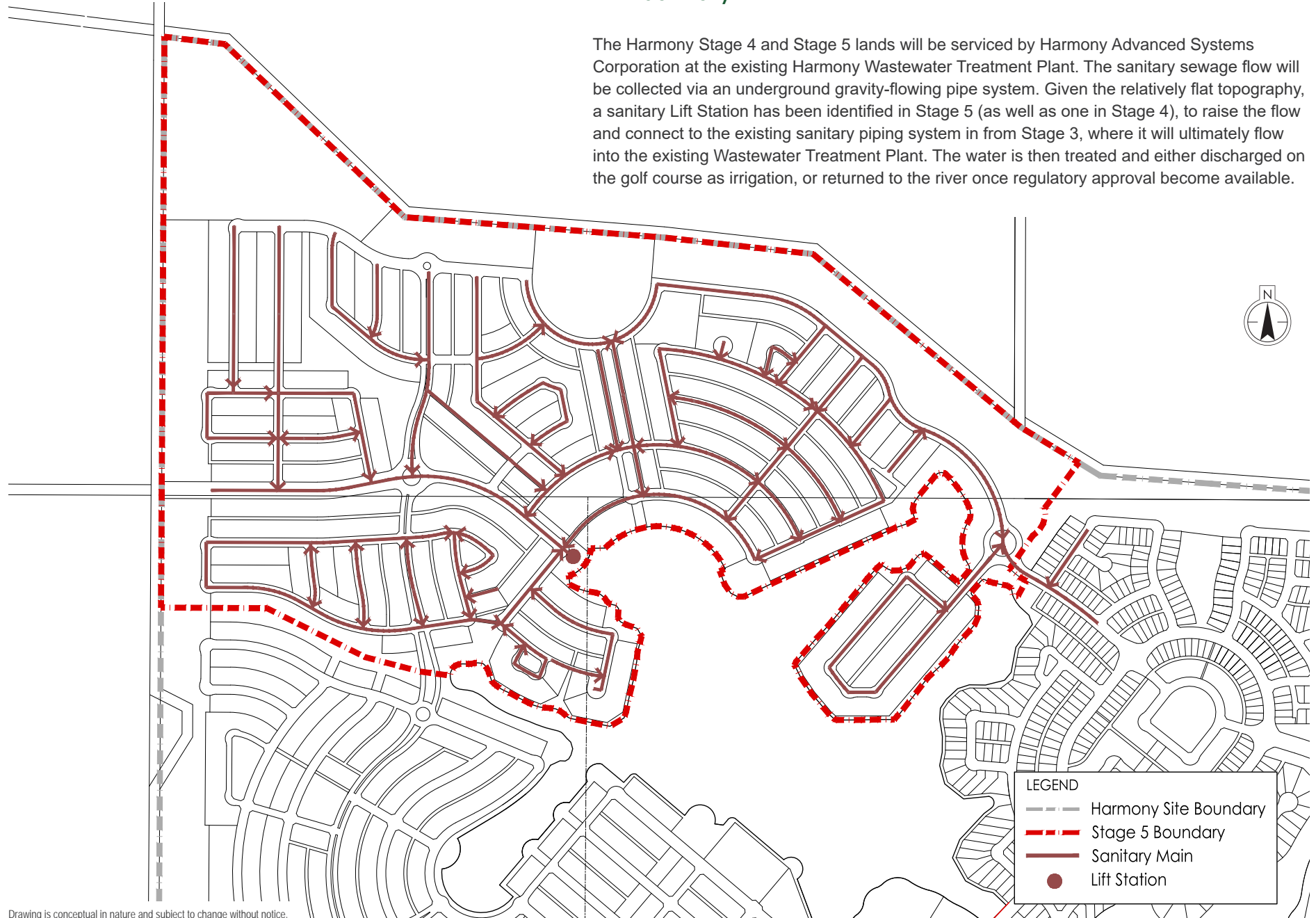


Drawing is conceptual in nature and subject to change without notice.

Figure 23.0 Sanitary Servicing

4.2 Sanitary

The Harmony Stage 4 and Stage 5 lands will be serviced by Harmony Advanced Systems Corporation at the existing Harmony Wastewater Treatment Plant. The sanitary sewage flow will be collected via an underground gravity-flowing pipe system. Given the relatively flat topography, a sanitary Lift Station has been identified in Stage 5 (as well as one in Stage 4), to raise the flow and connect to the existing sanitary piping system in from Stage 3, where it will ultimately flow into the existing Wastewater Treatment Plant. The water is then treated and either discharged on the golf course as irrigation, or returned to the river once regulatory approval become available.



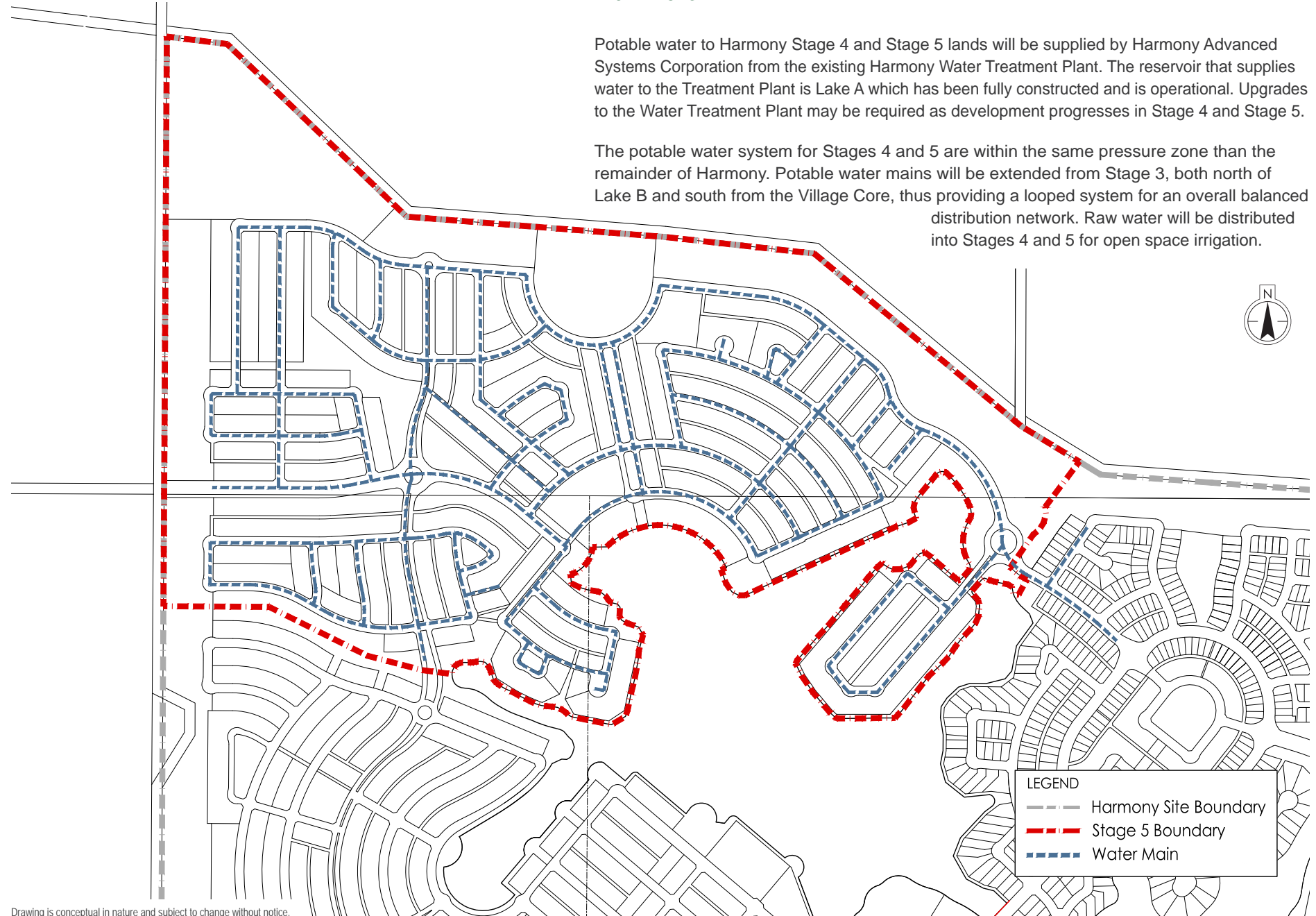
Drawing is conceptual in nature and subject to change without notice.

Figure 24.0 Water Servicing

4.3 Water

Potable water to Harmony Stage 4 and Stage 5 lands will be supplied by Harmony Advanced Systems Corporation from the existing Harmony Water Treatment Plant. The reservoir that supplies water to the Treatment Plant is Lake A which has been fully constructed and is operational. Upgrades to the Water Treatment Plant may be required as development progresses in Stage 4 and Stage 5.

The potable water system for Stages 4 and 5 are within the same pressure zone than the remainder of Harmony. Potable water mains will be extended from Stage 3, both north of Lake B and south from the Village Core, thus providing a looped system for an overall balanced distribution network. Raw water will be distributed into Stages 4 and 5 for open space irrigation.



Drawing is conceptual in nature and subject to change without notice.

4.4 Internet

Reliable high-speed Internet is no longer a luxury, it has become a necessary utility guaranteeing economic competitiveness and quality of life for businesses and residents in all locations. Though not a new conversation, it has become even more prevalent in light of the recent COVID-19 pandemic with classes, medical services, and critical news updates/information being delivered electronically versus traditional in-person or printed methods. As public health officials have asked us all to stay home in recent months to keep each other safe, this pandemic has shone a light on what the future may look like to include a more “remote” lifestyle where doctors appointments are handled virtually, classes are delivered remotely, and more and more daily needs goods (such as groceries and household items) are ordered online.

While new subdivisions and dense urban centres enjoy the option to subscribe to the best Internet technology available, the online experience may not be the same in rural or remote communities. HDI is committed to ensuring that residents and businesses of Harmony are provided with high-speed, reliable Internet connectivity throughout the community, delivering this service as a basic need rather than a want or luxury.

Subject to availability from Internet service providers, a full suite of Internet service options are envisioned to be made be available for Stage 5, including fiber optic, ensuring that residents and businesses of the community are always connected with reliable and high performing Internet.



5.0 Implementation

5.1 Harmony Conceptual Scheme

The Harmony Stage 5 Neighbourhood Plan is to be included as an appendix to the approved Harmony Conceptual Scheme (Bylaw C-6411-2007) as the next component of the overall community implementation plan. The land use plan and supporting infrastructure contained within the Stage 5 Neighbourhood Plan conforms to the guiding principles and corresponding policies of the approved Harmony Conceptual Scheme. The advancement of planning for Stage 5 follows the logical extension of major infrastructure, is shaped by key factors such as evolving market requirements and incorporates the integration of key community features such as additional open space nodes, multi-modal connections, interface conditions with the lake, and connections to key commercial, institutional, and service uses in areas such as the village core and employment lands to the east.

5.2 Land Use Bylaw (DC-129)

The application for the Stage 5 Neighbourhood Plan is supported by an accompanying land use amendment application. As demonstrated in the previous Neighbourhood Plan approvals for Stages 1-3, the land use amendment translates the policies of the conceptual scheme, through the Neighbourhood Plans, into site specific regulations.

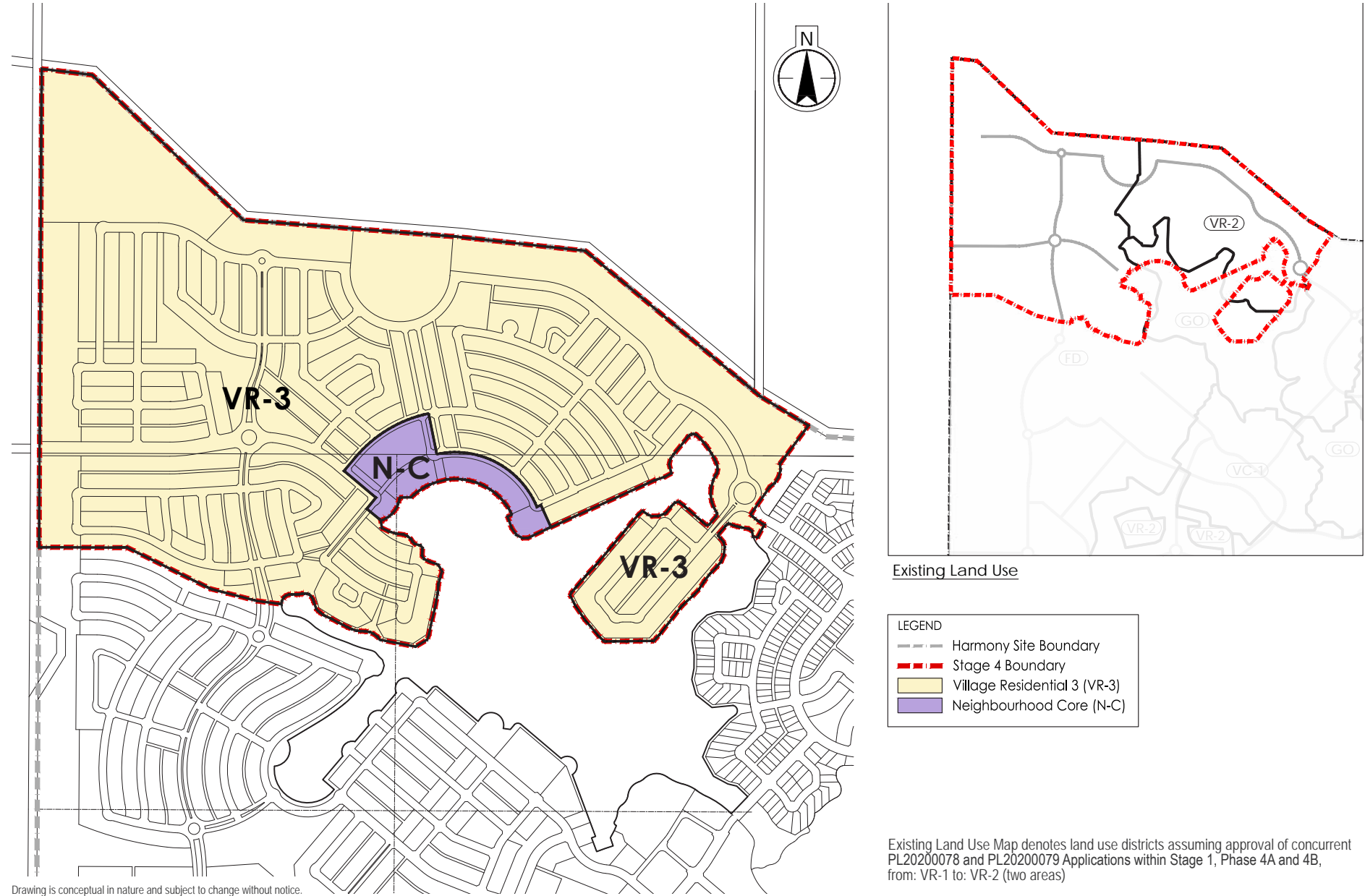
Two new land use district of Village Residential 3 (VR-3) and Neighbourhood Core (N-C) are proposed as part of Stage 5 to facilitate implementation of the envisioned housing typologies and mixed use neighbourhood node. The VR-3 district will allow for a development of a variety of built forms and medium density housing types with additional flexibilities that compliment and further extend the housing types available within the VR-1 and VR-2 Districts. The new N-C district will allow for neighbourhood-scale services to be provided to the local population, complementing rather than competing with nearby employment lands and village core development and provide neighbourhood level services and

amenities to Stage 5, which is located furthest from the village core area. The proposed redesignation areas are outlined in **Table 2.0**.

Table 2.0 Land Use Redesignation Areas

Land Use	Area ±	
	ha	ac
GO to VR-2	3.57 ha	8.82 ac
VR-2 to VR-3	34.82 ha	86.04 ac
FD to VR-3	76.62 ha	189.33 ac
GO to VR-3	2.2 ha	5.42 ac
FD to N-C	1.46 ha	3.61 ac
GO to N-C	2.45 ha	6.05 ac
VR-2 to N-C	0.9 ha	2.23 ac
VR-2 to Remain VR-2	3.49 ha	8.62 ac
Total	125.51 ha	310.12 ac

Figure 25.0 Land Use Redesignation



Drawing is conceptual in nature and subject to change without notice.

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