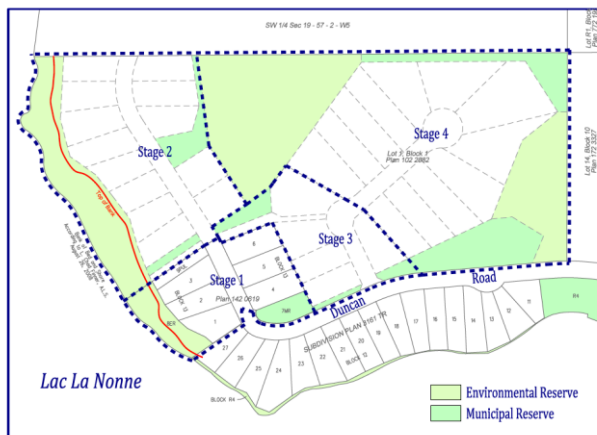
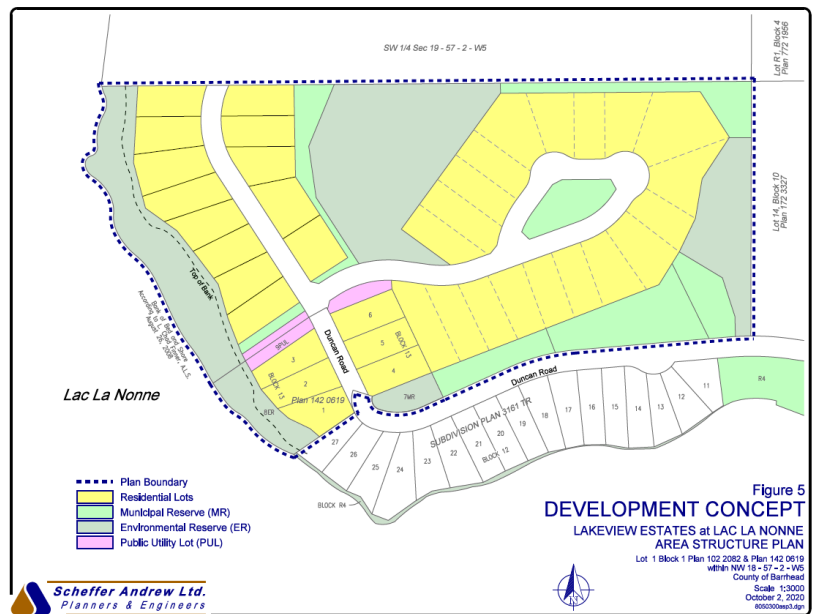


Lakeview Estates at Lac La Nonne Proposed Area Structure Plan

Proposed Development Concept



2018 Proposed Development Concept



Revised, Proposed Development Concept

- ❖ **Based on the March 24, 2018 Open House**, the proposed development concept has been revised to address community feedback. Revisions include:
 - The road network has been revised so that the connections to stage 3 and 4 to Duncan Road occurs on the west leg of Duncan Road, instead of connecting directly south, adjacent to the existing development. The revised road network and increased Municipal Reserve dedication adjacent to Duncan Road provides a larger buffer between the proposed and existing residential development.
 - The amount of protected green area is over 40% of parcel area.
- ❖ Supporting technical documentation including Biophysical Impact Assessment, Geotechnical Report, Preliminary Groundwater Potential Study, Phase 1 Environmental Site Assessment and a Storm Water Management Plan have been submitted to the municipality for review. Historical Resource Impact Assessment clearance has been received.
- ❖ Architectural Controls will be registered on lots to prohibit mobile homes and maintain a quality development.
- ❖ A combination of Environmental Reserve and Municipal Reserve will be dedicated within the plan area to protect environmental and historical areas, provide a buffer between existing developments, and provide greenspace near as many homes as possible. Municipal Reserve dedication will exceed the 10% required by the Municipal Government Act.
- ❖ There will be a minimum 30.0 m Environmental Reserve adjacent to the Lake plus a minimum 6.0 m setback from the Top of Bank to the property line of the lots.