













CCBP Concept Plan - Land use Plan

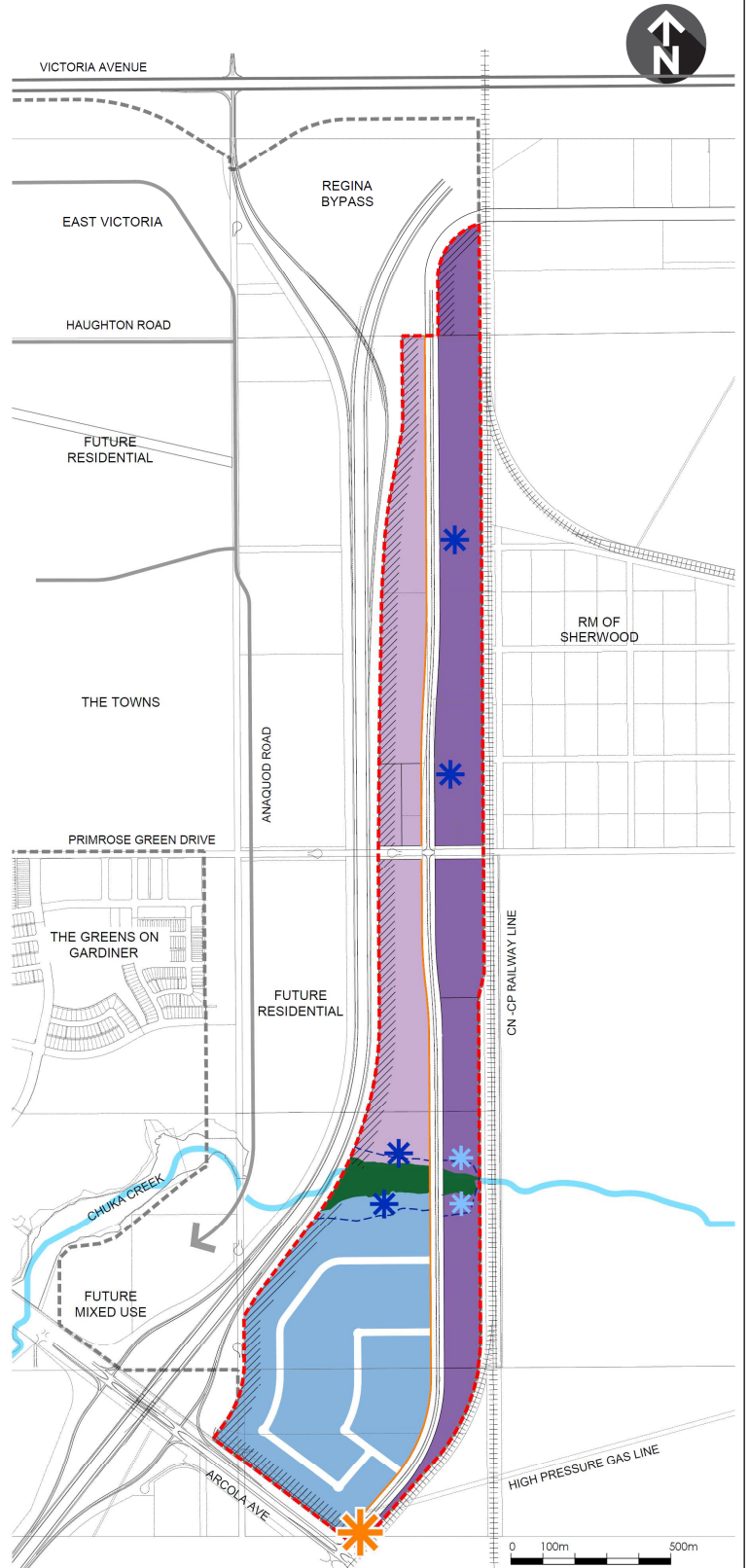
CCBP Land Use Composition

Land Use	(ha)	(ac)	
Prestige Industrial	42.1	104.1	27.62 %
Light Industrial	33.0	81.5	21.65%
Medium Industrial	45.2	111.6	29.66%
Internal Roads	5.1	12.6	3.35%
Primrose Green Drive	1.3	3.2	0.85%
Bypass Service Road	15.4	38.0	10.10%
Chuka Creek Floodway	3.6	9.0	2.36%
Stormwater Facilities (MUP)	6.7	16.5	4.40%
Total	152.4	376.5	100 %

Legend

-  SENP Boundary
-  Concept Plan Boundary
-  Medium Industrial Area
-  Light Industrial Area
-  Prestige Industrial Area¹
-  Approximate Flood Fringe
-  Approximate Floodway Area
-  Bypass Interface
-  Secondary Gateway Treatment
-  Potential Public Stormwater Detention/ Municipal Utility Parcel
-  Potential Private Stormwater Detention Facility
-  Potential Road Widening (+/- 4m)












1: As a prerequisite for rezoning lands to "Prestige Industrial" a comprehensive servicing strategy shall be submitted.



CCBP Concept Plan - Circulation Plan



Legend

-  Concept Plan Boundary
-  Potential Off-street Multi-Use Pathway
-  Potential On-street Multi-Use Pathway
-  Highway
-  Bypass Service Road
-  Local Industrial Road
-  Local Industrial - cul-de-sac
-  Grid Road
-  Potential Road Widening (+/- 4m)
-  Railway Crossing
-  Potential Signalized Intersection Location

