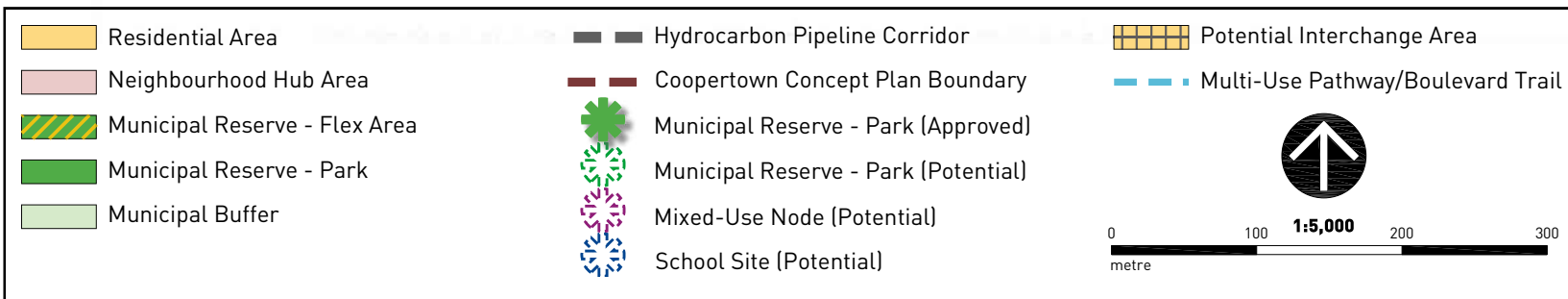


Coopertown Concept Plan



Approved: May 20, 2026



Land Use

	Residential Area	Dwelling land-use and complementary uses per the applicable residential zone.
	Neighbourhood Hub - Commercial	Per Official Community Plan - Part A - Appendix C (Definitions)
	Mixed Use Node (Potential)	Mixed-Use Building(s); local commercial; office
	Municipal Reserve - Park	City recreation facilities
	Municipal Reserve - Flex Area	School Site or Residential Area land uses

Stats

Land Use Category	Ha	%	U/Ha	Units	Pp/Unit	Pop	Pp/Ha
Residential Area	49.28	55.9%	30.0 to 35.0	1,478 to 1,725	2.6	3,843 to 4,484	78 to 91
	1.10	1.3%	60.0 to 91.0	66 to 101	1.8	119 to 181	108 to 164
Neighbourhood Hub - Commercial	2.55	2.9%					
Neighbourhood Hub - Residential	2.55	2.9%	75.0 to 125.0	191 to 319	1.8	344 to 574	135 to 225
Municipal Reserve - Flex Area	2.60	2.9%	0.0 to 25.0	0 to 65	2.6	0 to 169	0 to 65
Municipal Reserve Park	6.63	7.5%					
Municipal Buffer	1.48	1.7%					
Internal Roads, Lanes & Walkways	21.88	24.8%					
Concept Plan Area	88.08 hectares	100.0%		1,736 to 2,209 units		4,307 to 5,408 people	49 to 61 people per hectare
Potential Interchange Area							
Residential Area	2.14	2.4%	30.0 to 35.0	64 to 75	2.6	167 to 194	78 to 91
Municipal Buffer	0.12	0.1%					
Concept Plan Area (Including Potential Interchange Area)	90.34 hectares			1,800 to 2,284 units		4,474 to 5,602 people	50 to 62 people per hectare

*Land Use Areas are approximate and are subject to change. Any changes will maintain the overall density ranges.

Policy

- At least 50% of the Neighbourhood Hub Area shall be reserved for commercial land use.
- Should the Interchange Area not be required to support roadway infrastructure (whole or in part), it should be developed as residential, per Residential Area Policy.
- The maximum allotment and configuration of Municipal Reserve shall be in accordance with the Concept Plan figure; however:
 - Should a school not be required, the area shown as "Municipal Reserve – Flex Area" shall transition to residential land use.
 - Areas identified as "Municipal Reserve – Park (Potential)" would only be considered as Municipal Reserve if the City identifies the need for additional park space.
 - The dedication of Municipal Reserve will be determined by the City at the rezoning and/or subdivision stage.
- The location and configuration of land use, transportation corridors and dedicated lands shall be in general accordance with this figure; however, the City may consider minor variations at the rezoning stage without a Concept Plan amendment being required.
- The location of different residential types and densities shall be identified at the rezoning and subdivision stage in accordance with OCP policy.
- As a prerequisite for subdivision approval, a storm water servicing strategy, applying to the Concept Plan Area, shall be completed to the City's satisfaction.