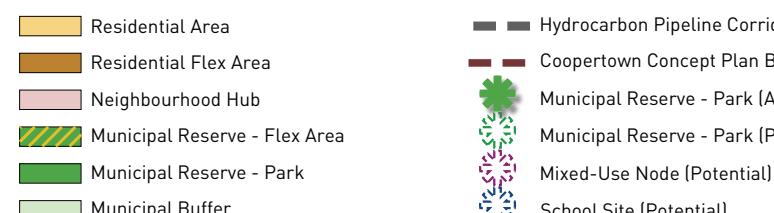
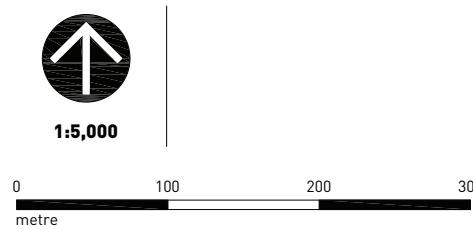


**Land Use**

Residential Area	Single-detached; semi-detached; duplex/stacked; triplex; fourplex; row/town and, per the applicable residential zone, backyard and secondary suites and complementary uses
Residential Flex Area	Residential Area land use/ building types, as well as stacked multiunit buildings and, per the applicable residential zone, backyard and secondary suites and complementary uses
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	Per City recreation requirements and, potentially, school site

**Policy**

- At least 50% of the Neighbourhood Hub Area shall be reserved for commercial land use.
- Should the Municipal Reserve - Flex Area not be required to support a school site, and/or Municipal Reserve, it should be developed as residential, per Residential Area policy.
- 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.
- "Potential" parks shall be reviewed at the rezoning stage and may be approved or denied at the City's discretion.
- 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.



## Coopertown Concept Plan Land Use Concept

13 January 2026





## Note:

- "Demonstration Plan" only. Not subject to Council Approval
- Potential Development Layout
- Assumes interchange in Southwest corner

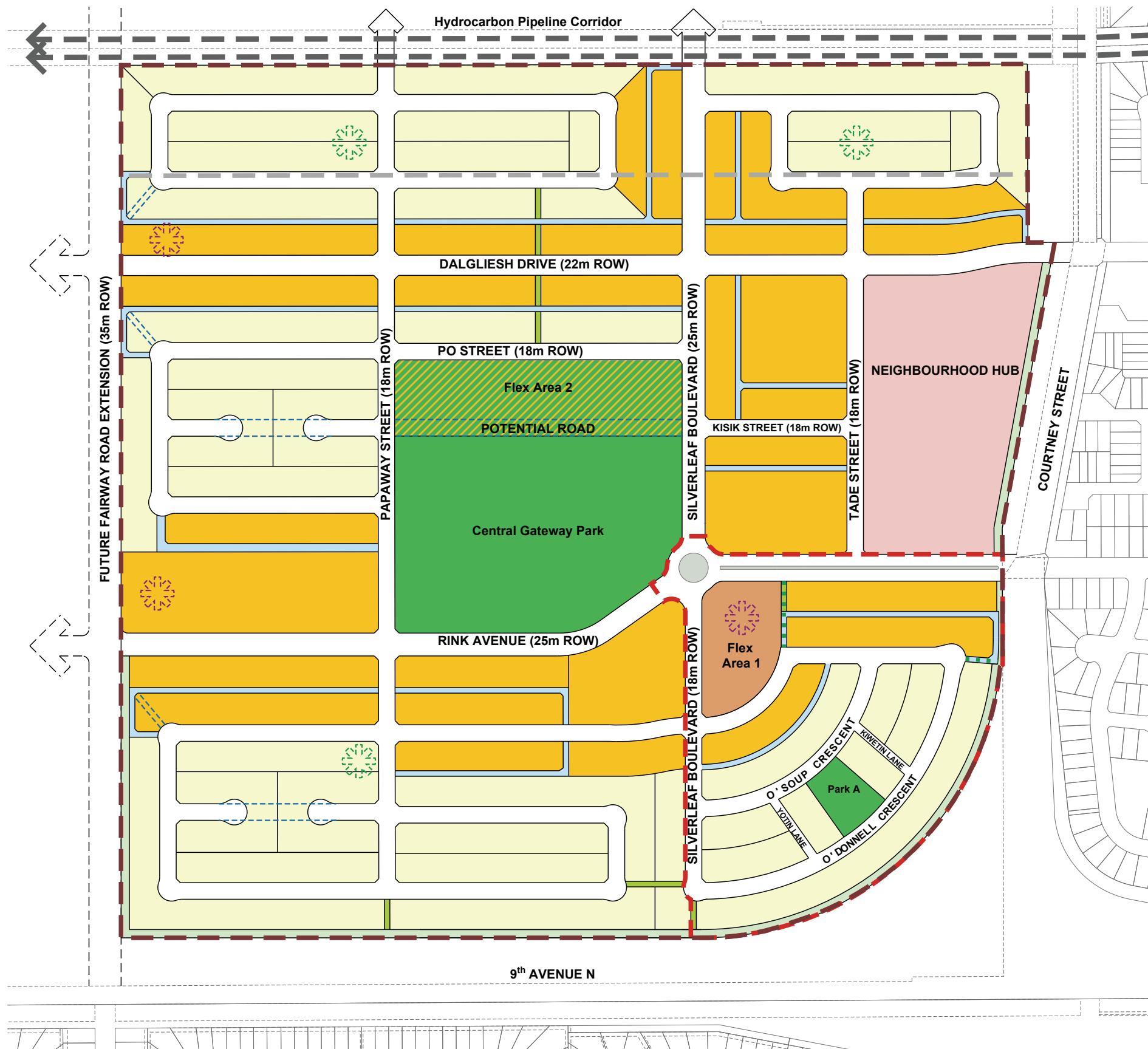
Non-Binding Demonstration Land Use Plan									
The statistics below represent an estimate of the areas, units, and population anticipated within the Coopertown plan area based on the demonstration plan, but actual numbers may vary higher or lower at the subdivision stage.									
Land Use Category	Ha	%	U/Ha	Units	Pp/Unit	Pop	Pp/Ha		
Low Density Units	26.78	30.4%	22.5 to 27.5	603 to 736	2.7	1,627 to 1,988	61 to 74		
Medium Density Units	22.50	25.5%	47.5 to 52.5	1,069 to 1,181	2.5	2,672 to 2,953	119 to 131		
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		
Flex Area 1 - Residential / Commercial / Office	1.10	1.3%	75.0 to 100.0	83 to 110	1.8	149 to 199	135 to 180		
Flex Area 2 - Residential / School / Park	2.60	2.9%	0.0 to 25.0	0 to 65	2.7	0 to 175	0 to 68		
Municipal Reserve	6.63	7.5%							
Municipal Buffer	1.48	1.7%							
Potential Walkway	0.17	0.2%							
Potential Lane	2.54	2.9%							
Roads	19.17	21.8%							
Concept Plan Area	88.08	100.0%						1,945 to 2,412	4,792 to 5,889
	hectares							units	people
									54 to 67 people per hectare

Low Density Residential Frontages - 7600.84 m  
Medium Density Residential Frontages - 4644.45 m

## Coopertown Concept Plan - Option 1 Non-Binding Demonstration Plan

22 December 2025





## Note:

- "Demonstration Plan" only. Not subject to Council Approval
- Potential Development Layout
- Assumes no interchange in Southwest corner

Non-Binding Demonstration Land Use Plan									
The statistics below represent an estimate of the areas, units, and population anticipated within the Coopertown plan area based on the demonstration plan, but actual numbers may vary higher or lower at the subdivision stage.									
Land Use Category	Ha	%	U/Ha	Units	Pp/Unit	Pop	Pp/Ha		
Low Density Units	29.15	32.3%	22.5 to 27.5	656 to 802	2.7	1,771 to 2,165	61 to 74		
Medium Density Units	22.51	24.9%	47.5 to 52.5	1,069 to 1,182	2.5	2,673 to 2,955	119 to 131		
Neighbourhood Hub - Commercial	2.55	2.8%							
Neighbourhood Hub - Residential	2.55	2.8%	75.0 to 125.0	191 to 319	1.8	344 to 574	135 to 225		
Flex Area 1 - Residential / Commercial / Office	1.10	1.2%	75.0 to 100.0	83 to 110	1.8	149 to 199	135 to 180		
Flex Area 2 - Residential / School / Park	2.60	2.9%	0.0 to 25.0	0 to 65	2.7	0 to 175	0 to 68		
Municipal Reserve	6.63	7.3%							
Municipal Buffer	1.60	1.8%							
Potential Walkway	0.18	0.2%							
Potential Lane	2.52	2.8%							
Roads	18.93	21.0%							
Concept Plan Area	90.34	100.0%						2,000 to 2,478	4,938 to 6,068
	hectares							units	people
									55 to 67 people per hectare

Low Density Residential Frontages - 8349.93 m  
Medium Density Residential Frontages - 4669.91 m

## Coopertown Concept Plan - Option 2 Non-Binding Demonstration Plan

22 December 2025



1:5,000

0 100 200 300  
metre

- Low Density Residential
- Medium Density Residential
- Neighbourhood Hub
- Flex Area 1
- Flex Area 2
- Municipal Reserve
- Municipal Buffer
- Potential Municipal Reserve Parks
- Potential Mixed-Use Node (Local Commercial, Residential, Office)
- Hydrocarbon Pipeline Corridor
- 120m 1 in 1 Million Risk Contour from Pipeline Corridor
- Potential Lane
- Potential Municipal Walkway
- Walkway (\*Denotes area municipal walkway required if potential lane not installed)
- Existing Legal Line
- Existing ROW
- Potential Road or Lane
- Coopertown Concept Plan Boundary
- Approved Subdivision Plan Boundary
- Under Construction

