

ROCKLAND PARK

Discover. Connect. Grow.



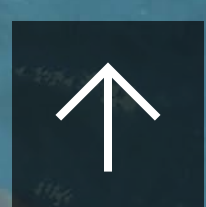
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|--|--------------------------------------|--|-----------------|
| | SINGLE FAMILY RESIDENTIAL | | WET POND |
| | SEMI-DETACHED/STREETTOWN RESIDENTIAL | | PARKS |
| | MULTI FAMILY RESIDENTIAL | | PATHWAY NETWORK |
| | COMMERCIAL | | SCENIC VISTAS |
| | ESTATE | | |
| | MOVE-UP | | |
| | SINGLE FAMILY LANED | | |

BLAZER ESTATES

LYNX RIDGE

BOWRIVER

BOWRIVER



Brookfield
Residential

HASKAYNE - PHASE 2
APPROVED LOTTING PLAN

Lotting Notes & Statistics

- Notes:
- Lotwidths are measured as follows, unless shown otherwise:
 - Typical lot - 4 metres from the front property line.
 - Reverse pie lots - 4 metres from the rear property line.
 - Maximum house sizes are based on 0.30 metre eaves, except for Estate lots, they are based on 0.60 metre eaves.
 - All net frontage lot widths adjacent to Utility Right of Ways are measured 0.60 metres into the Utility Right of Way boundary.
 - This Lotting Plan may change subject to detailed engineering drawings. All values approximate and easement locations to be confirmed.

OVERALL PHASE 2 STATISTICS

Gross Frontage at Property Line	1493.01 m	4898.3 ft
Net Frontage at Lotwidth	1510.91 m	4957.1 ft
Centre Line Length	1433.72 m	4703.8 ft
Net Frontage to Gross Frontage Ratio		0.98
Road Ratio (Net frontage/centre line)		1.05

Residential Area (166 lots)	5,549 ha	13.71 ac
Municipal Reserve (1 lot)	0.419 ha	1.04 ac
Roads	3,151 ha	7.78 ac
Total Phase Area	9,119 ha	22.53 ac

R-G Zoning - Single Lot Line Statistics - Laned

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
20'	25'	26	16%
20'	29'	2	1%
21'	25'	1	0.5%
22'	27'	13	8%
24'	29'	2	1%
27'	31'	1	0.5%
Total		45	27%

R-G Zoning - Single Lot Line Statistics - Laneless

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
24'	28'	2	1%
24'	29'	28	17.5%
25'	29'	1	0.5%
26'	30'	1	0.5%
26'	31'	13	8%
29'	33'	1	0.5%
29'	38'	1	0.5%
34'	38'	1	0.5%
Total		48	29%

R-G Zoning - Single Family - Laned

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
36'	44'	3	2%

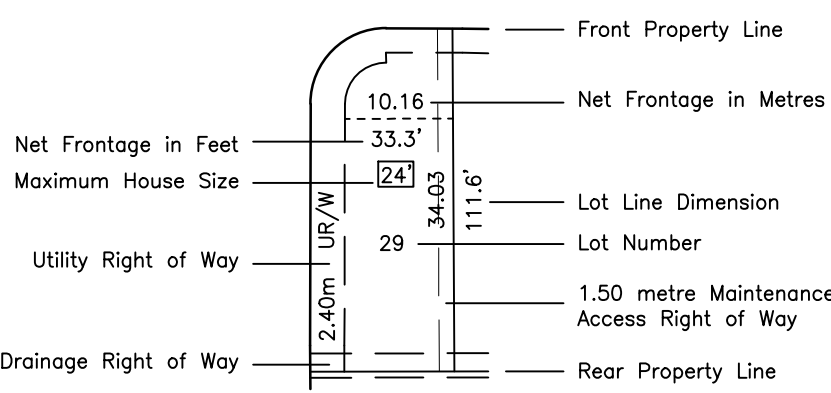
R-G Zoning - Single Family - Laneless

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
26'	34'	18	11%
27'	35'	1	0.5%
28'	36'	4	2.5%
30'	38'	1	0.5%
36'	44'	13	8%
38'	46'	1	0.5%
Total		38	23%

R-Gm Zoning - Semi-Detached Statistics

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
18'	19'	1	0.5%
18'	22'	20	12%
19'	20'	1	0.5%
19'	23'	1	0.5%
20'	24'	8	5%
21'	25'	1	0.5%
Total		32	19%

Parcel Legend



DATE: NOVEMBER 29, 2021

SCALE: 1: 750

0 7.5 15 30 45 60 75 METRES

R-G Zoning - Single Lot Line Statistics - Laned

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
20'	25'	21	9%
20'	30'	1	0.5%
21'	25'	1	0.5%
22'	27'	6	2.5%
25'	29'	1	0.5%
Total		30	13%

R-G Zoning - Single Lot Line Statistics - Garden Lot

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
20'	25'	13	6%
24'	33'	1	0.5%
27'	31'	1	0.5%
Total		15	7%

R-G Zoning - Single Lot Line Statistics - Laned - Front Drive

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
24'	25'	1	0.5%
24'	28'	1	0.5%
24'	29'	38	16.5%
24'	33'	1	0.5%
Total		41	18%

R-G Zoning - Single Lot Line Statistics - Laneless

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
24'	29'	19	8%
24'	33'	1	0.5%
26'	31'	6	2.5%
26'	35'	2	1%
28'	37'	1	0.5%
Total		29	12.5%

R-G Zoning - Single Family - Laned - Front Drive

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
28'	36'	14	6%
30'	38'	3	1.5%
32'	40'	3	1.5%
Total		20	9%

R-G Zoning - Single Family - Laneless

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
26'	34'	24	10%
28'	34'	1	0.5%
28'	36'	8	3.5%
31'	39'	1	0.5%
34'	42'	3	1.5%
36'	42'	1	0.5%
36'	44'	22	9.5%
38'	46'	5	2%
41'	47'	1	0.5%
Total		66	28.5%

R-Gm Zoning - Semi-Detached Statistics

Frontages		# of Lots	% of Phase
Max House	Net Frontage		
18'	22'	26	11%
20'	24'	2	1%
Total		28	12%

HASKAYNE - PHASE 3
APPROVED LOTTING PLAN

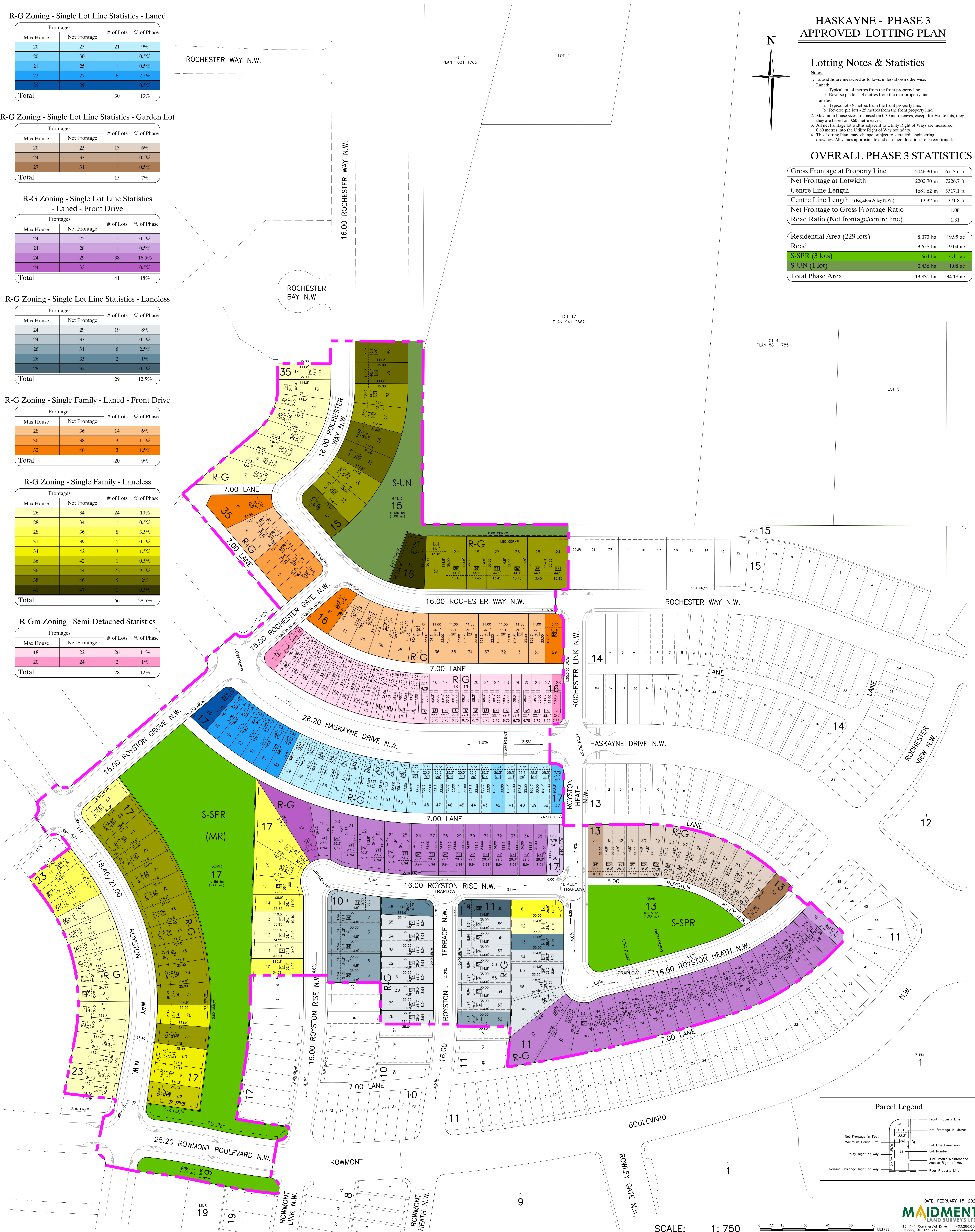
Lotting Notes & Statistics

- Notes:
- Lotwidths are measured as follows, unless shown otherwise:
 - Laned:
 - a. Typical lot - 4 metres from the front property line,
 - b. Reverse pie lots - 4 metres from the rear property line.
 - Laneless:
 - a. Typical lot - 9 metres from the front property line,
 - b. Reverse pie lots - 25 metres from the front property line.
 - Maximum house sizes are based on 0.30 metre eaves, except for Estate lots, they are based on 0.60 metre eaves.
 - All net frontage lot widths adjacent to Utility Right of Ways are measured 0.60 metres into the Utility Right of Way boundary.
 - This Lotting Plan may change subject to detailed engineering drawings. All values approximate and easement locations to be confirmed.

OVERALL PHASE 3 STATISTICS

Gross Frontage at Property Line	2046.30 m	6713.6 ft
Net Frontage at Lotwidth	2202.70 m	7226.7 ft
Centre Line Length	1681.62 m	5517.1 ft
Centre Line Length (Royston Alley N.W.)	113.32 m	371.8 ft
Net Frontage to Gross Frontage Ratio	1.08	
Road Ratio (Net frontage/centre line)	1.31	

Residential Area (229 lots)	8,073 ha	19,95 ac
Road	3,658 ha	9,04 ac
S-SPR (3 lots)	1,664 ha	4,11 ac
S-UN (1 lot)	0,436 ha	1,08 ac
Total Phase Area	13,831 ha	34,18 ac



Parcel Legend

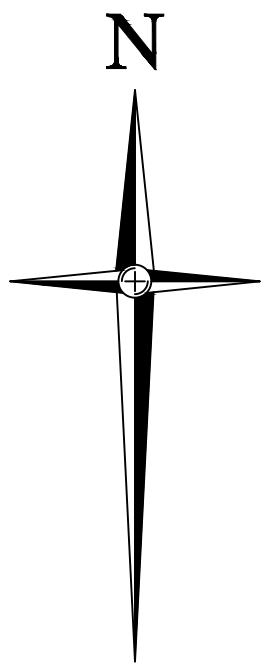
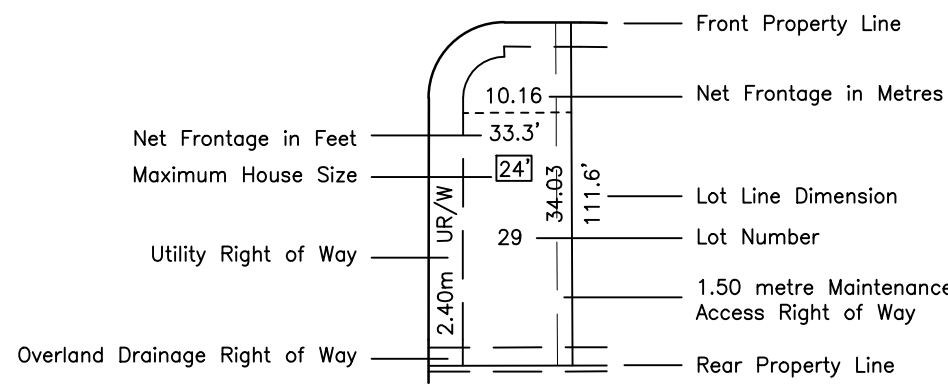
Front Property Line	Net Frontage in Feet	Net Frontage in Metres
Net Frontage in Feet	Maximum House Size	Lot Line Dimension
Utility Right of Way	1.50 metre Maintenance Access Right of Way	Lot Number
Overland Drainage Right of Way		

ROCKLAND - PHASE 4
PRELIMINARY LOTTING PLAN

Lotting Notes & Statistics

- Notes:
- Lot widths are measured as follows, unless shown otherwise:
Laned:
a. Typical lot - 4 metres from the front property line,
b. Reverse pie lots - 4 metres from the rear property line.
Laneless:
a. Typical lot - 9 metres from the front property line,
b. Reverse pie lots - 25 metres from the front property line.
 - Maximum house sizes are based on 0.30 metre eaves, except for Estate Lots where 0.60 metre eaves are assumed.
 - All net frontage lot widths adjacent to Utility Right of Ways are measured up to the Utility Right of Way boundary except for Estate Lots which are measured 0.60 metres into the Utility Right of Way boundary.
 - This Lotting Plan may change subject to detailed engineering drawings. All values approximate and easement locations to be confirmed.

Parcel Legend



SCALE: 1: 750

0 7.5 15 30 45 60 75 METRES

DATE: FEBRUARY 24, 2022

MAIDMENT
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