



APPENDIX A

EAST FONTHILL

SECONDARY PLAN AREA

DEMONSTRATION PLANS



Explanatory Note: Appendix A – The Demonstration Plans

Appendix A includes the Demonstration Plan for Land Use, and the Demonstration Plan for Active Transportation. These Demonstration Plans are considered a demonstration of how the policies of the Secondary Plan result in comprehensive planning within the Secondary Plan Area. As an Appendix, these Demonstration Plans are a non-statutory component of the East Fonthill Secondary Plan, and as such there is considered to be a significant degree of inherent flexibility in how these Demonstration Plans are both interpreted and, ultimately, applied.

These Demonstration Plans are to be used for guidance in implementing the policies of the Secondary Plan through subsequent development approval processes. It is expected that if development applications are considered by the Town to be “generally consistent” with these Demonstration Plans, then some components of a complete application may be deemed to be fulfilled.

If development applications are considered by the Town to not be “generally consistent” with these Demonstration Plans, then a Neighbourhood Master Plan will be required to facilitate subsequent development approval processes.



DEMONSTRATION PLAN FOR LAND USE



LEGEND

COMMERCIAL / EMPLOYMENT

- COMMERCIAL / EMPLOYMENT
- MIXED USE

RESIDENTIAL

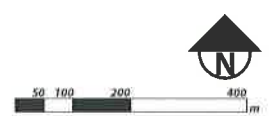
- HIGH / MEDIUM DENSITY
- MEDIUM DENSITY
- LOW DENSITY
- MEDIUM DENSITY CAP END
- LOW DENSITY CAP END

OPEN SPACE

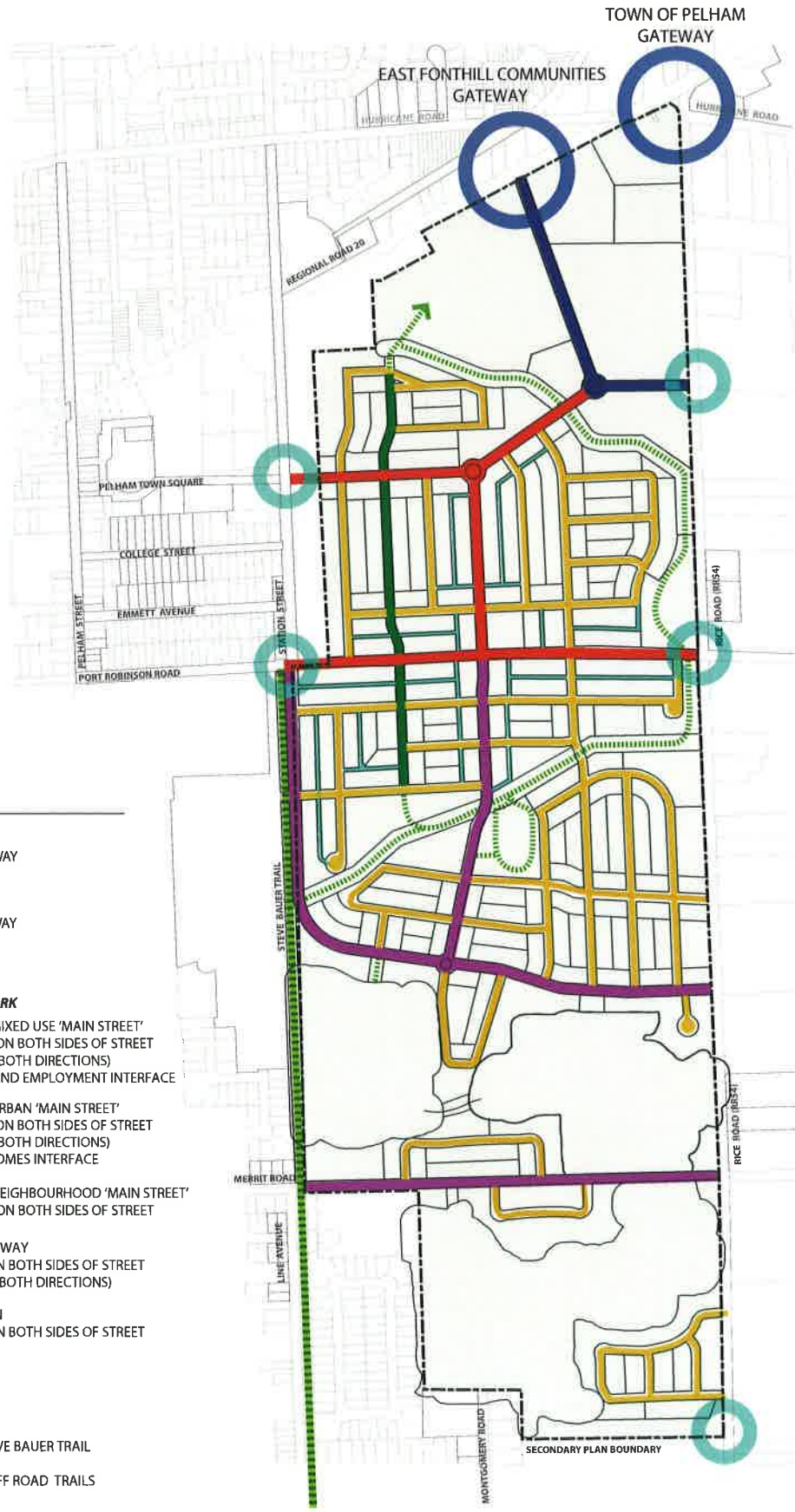
- STORMWATER MANAGEMENT POND
- NEIGHBOURHOOD PARKS
- PARKETTES LINKAGES

NATURAL HERITAGE

- ENVIRONMENTAL PROTECTION ONE
- WATERCOURSES



DEMONSTRATION PLAN FOR ACTIVE TRANSPORTATION





LEGEND

-  MAJOR GATEWAY
-  MINOR GATEWAY

EAST FONTHILL STREET NETWORK

-  COLLECTOR MIXED USE 'MAIN STREET'
- SIDEWALKS ON BOTH SIDES OF STREET
- BIKE LANES (BOTH DIRECTIONS)
- MIXED USE AND EMPLOYMENT INTERFACE
-  COLLECTOR URBAN 'MAIN STREET'
- SIDEWALKS ON BOTH SIDES OF STREET
- BIKE LANES (BOTH DIRECTIONS)
- LANEWAY HOMES INTERFACE
-  COLLECTOR NEIGHBOURHOOD 'MAIN STREET'
- SIDEWALKS ON BOTH SIDES OF STREET
-  LOCAL GREENWAY
- SIDEWALK ON BOTH SIDES OF STREET
- BIKE LANES (BOTH DIRECTIONS)
-  LOCAL URBAN
- SIDEWALK ON BOTH SIDES OF STREET
-  LANEWAYS

TRAILS

-  EXISTING STEVE BAUER TRAIL
-  PROPOSED OFF ROAD TRAILS

