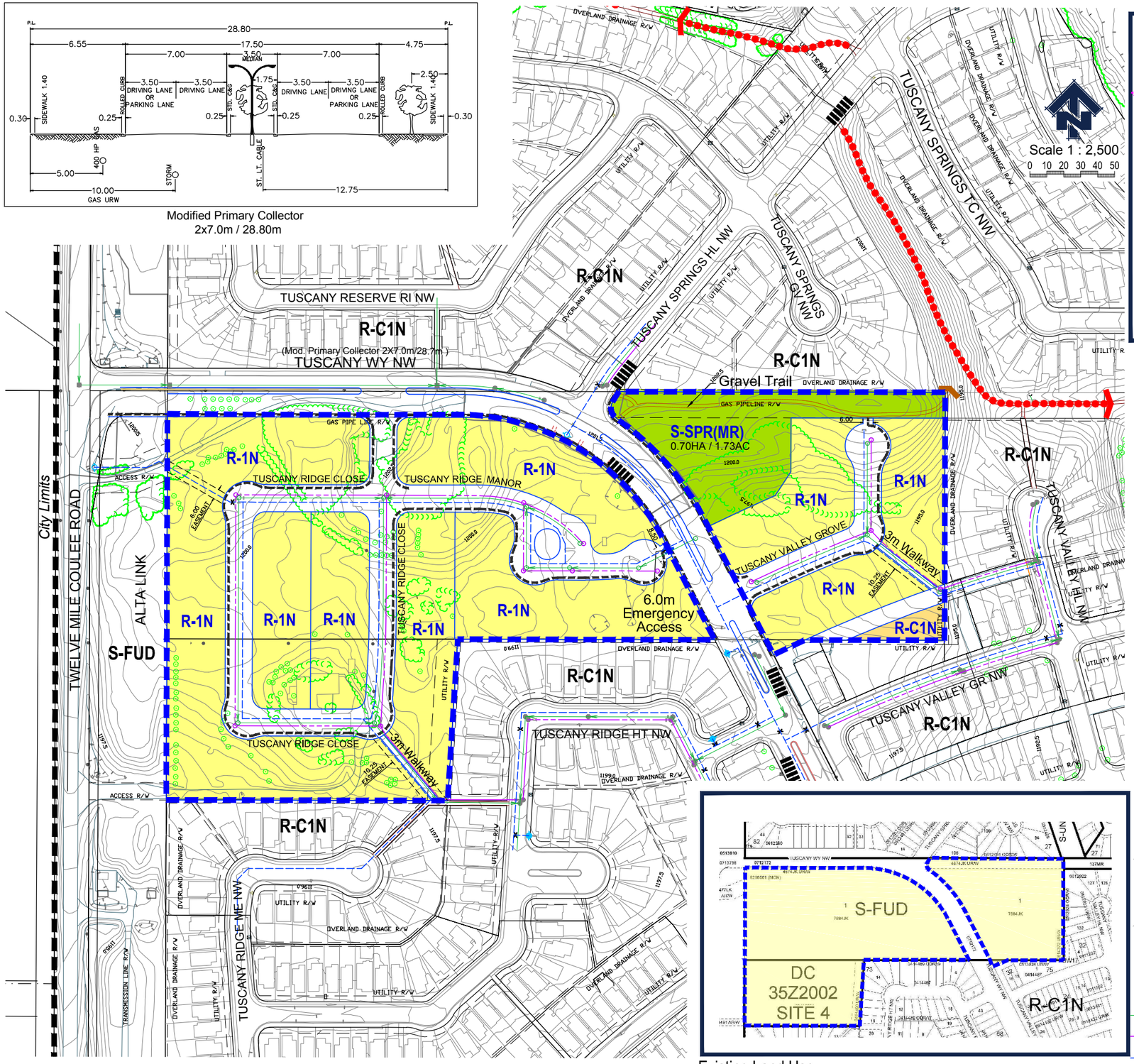
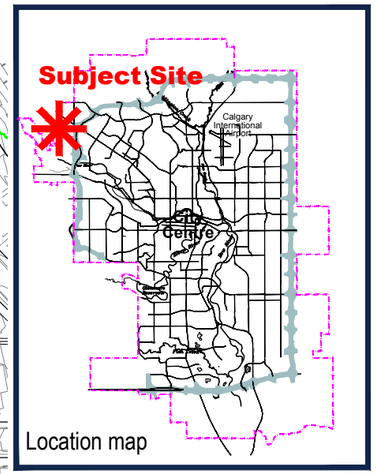
TUSCANY
STAGE 1
OUTLINE PLAN AND LAND USE REDESIGNATION

Legal Descriptions:
Plan 7884JK Block 1 and 2 &
Portion of:
Plan 0414487 Block 75 Lot 1

Municipal Addresses:
8660 & 8770 Twelve Mile Coulee Road NW &
300 Tuscany Way NW

Modified Primary Collector
2x7.0m / 28.80m





Existing Land Use

Prepared by: b&a PLANNING GROUP
ST Southwell Trapp & Associates Ltd. Consulting Engineers & Planners

Prepared for: Homes by AVI

OUTLINE PLAN STATISTICS

	lot width (m)	frontage (m)	hectares	acres	no.of units	%
292561 Alberta Inc. (Wenngatz)			**5.89**	**14.55**		
Roman Catholic Bishop of Diocese of Calgary			**1.60**	**3.95**		
Carma Ltd.			**0.01**	**0.02**		
TOTAL AREA			**7.50**	**18.53**		
GROSS DEVELOPABLE AREA (GDA)			**7.50**	**18.53**		**100.0%**
RESIDENTIAL			**5.23**	**12.92**		**69.7%**
Residential One Dwelling District (R-1N)		1302	5.16	12.75		
Anticipated number of lots based on avg lot width of:	9.9				115	
Maximum number of lots based on bylaw min of:	7.5				173	
Residential One Dwelling District (R-C1N)			0.07	0.17		
MUNICIPAL RESERVE (S-SPR)			**0.86**	**2.13**		**11.5%**
Open Space			0.70	1.73		9.3%
Previously dedicated			0.16	0.40		2.1%
TOTAL NUMBER OF LOTS						
Anticipated					115	
Maximum					173	
Density - based on Gross Developable Area						
Anticipated			15.3 uph		6.2 upa	
Maximum			23.1 uph		9.3 upa	
ROADS			**1.57**	**3.81**		
Residential (9.0m /16.0m)			1.54	3.81		
Widening of Tuscany Way (2x7.0m/27.0m)			0.03	0.07		
Roads as a percentage of Gross Developable Area						**20.9%**

LAND USE STATISTICS

FROM	TO	hectares	acres
S-FUD	**R-1N**	**5.09**	**12.58**
S-FUD	**R-C1N**	**0.10**	**0.25**
S-FUD	**S-SPR(MR)**	**0.70**	**1.73**
DC35Z2002	**R-1N**	**1.60**	**3.95**
R-C1N	**R-1N**	**0.01**	**0.02**
TOTAL		**7.50**	**18.53**

Legend
- Outline Plan & Land Use Plan Boundary
- 1135.0 Contour Interval 0.5m
- Sidewalk 1.5m
- Bus Stop Location
- Gravel Trail
- Regional Pathway 2.5m

Deep Services Proposed
- Storm Sewer/Manhole
- Sanitary Sewer/Manhole
- Water Main/Hydrant

Notes
All roads are residential standard (9m/16m) unless otherwise noted.

TUSCANY STAGE 1	
PE: 2012-00773	
Revision:	Date:
Pre-app	XXX

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