



Title: SITE B - SUBDIVISION PLAN

Current legal description:  
 LOT 17, LOT 18, LOT 19, LOT 20  
 SECTION 24 TOWNSHIP 1 PLAN  
 NWP5893 NWD PART NE 1/4

LOT A  
 SECTION 24 TOWNSHIP 1 PLAN  
 NWP14114 NWD PART NE 1/4

Project  
 North Grandview Heights  
 APPL 5210 Land Development

Current zoning  
 RA - Acreage Residential

Proposed zoning  
 R2 - Quarter Acre Residential

Lot yield: 40  
 Typical lot size: 25.84 m x 30m, min 775m<sup>2</sup>  
 Density approx. 4 units per hectare (min)

Drawing Date: March 18, 2026  
 Marina Miller

Scale: 1:66  
 Site B Area 8.7 ha



Note: This is a concept plan

	Proposed lot lines
	Watercourse - April Creek with 15m buffer
	Drainage Pond Boundary
	Site Boundary
	Open space for public dedication
	Farmland Protection Development Permit Area (DPA)
	Potential future road crossing over creek