
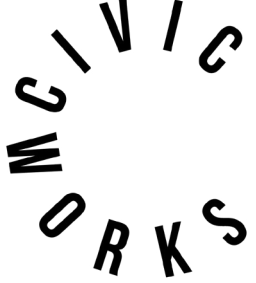
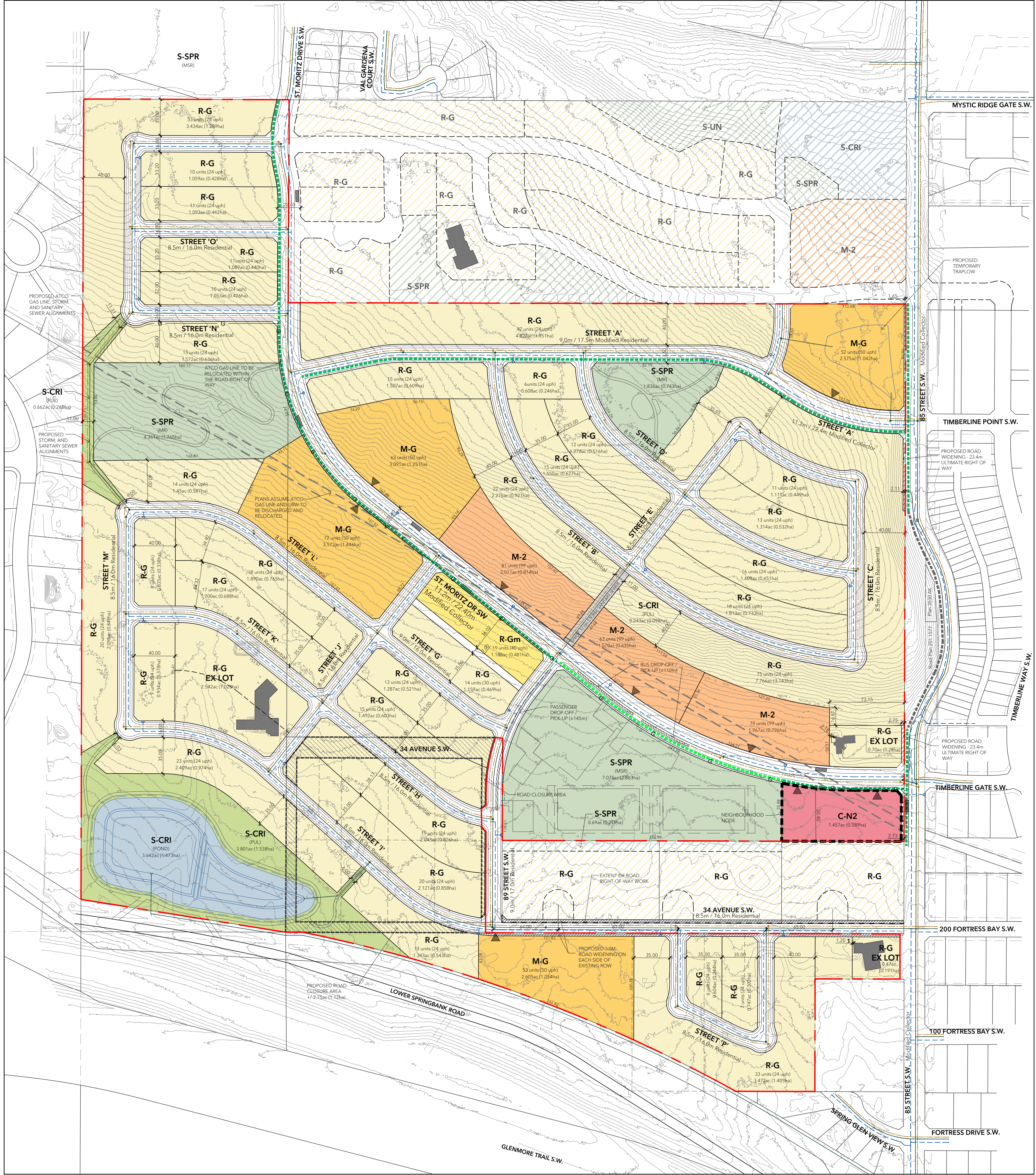


<b>SHEET</b> <b>TIMBER RIDGE</b> <b>OUTLINE PLAN, LAND USE &amp; POLICY</b> <b>AMENDMENT, &amp; ROAD CLOSURE</b>	<b>LANDOWNER - DEVELOPER</b> TRUMAN 	<b>APPLICANT</b> CMVWORKS  <b>PROJECT TEAM</b> BUNT AND ASSOCIATES URBAN SYSTEMS VISTA GEOMATICS	<b>ADDRESS</b> LEGAL: 5:2:24:9:SE, 2758AD:10-13, 2578AD:X;14-17 9812526;2-1-3, & 8610876;1 MUNICIPAL: 3333 & 3421 85 ST SW; 8717, 8775, 8909, 9189, 9190 34 AV SW; & 9250 Lower Springbank RD SW	<b>APPLICATION INFORMATION</b> INTERNAL FILE NUMBER: 22-035 CITY FILE NUMBER: LOC2024-0287 VERSION: 4.0    DATE: Apr 30, 2026	VERSION: 3.0    DATE: Dec 19, 2025 VERSION: 2.0    DATE: Oct 16, 2025 VERSION: 1.0    DATE: Dec 9, 2024
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**OUTLINE PLAN FIGURE**



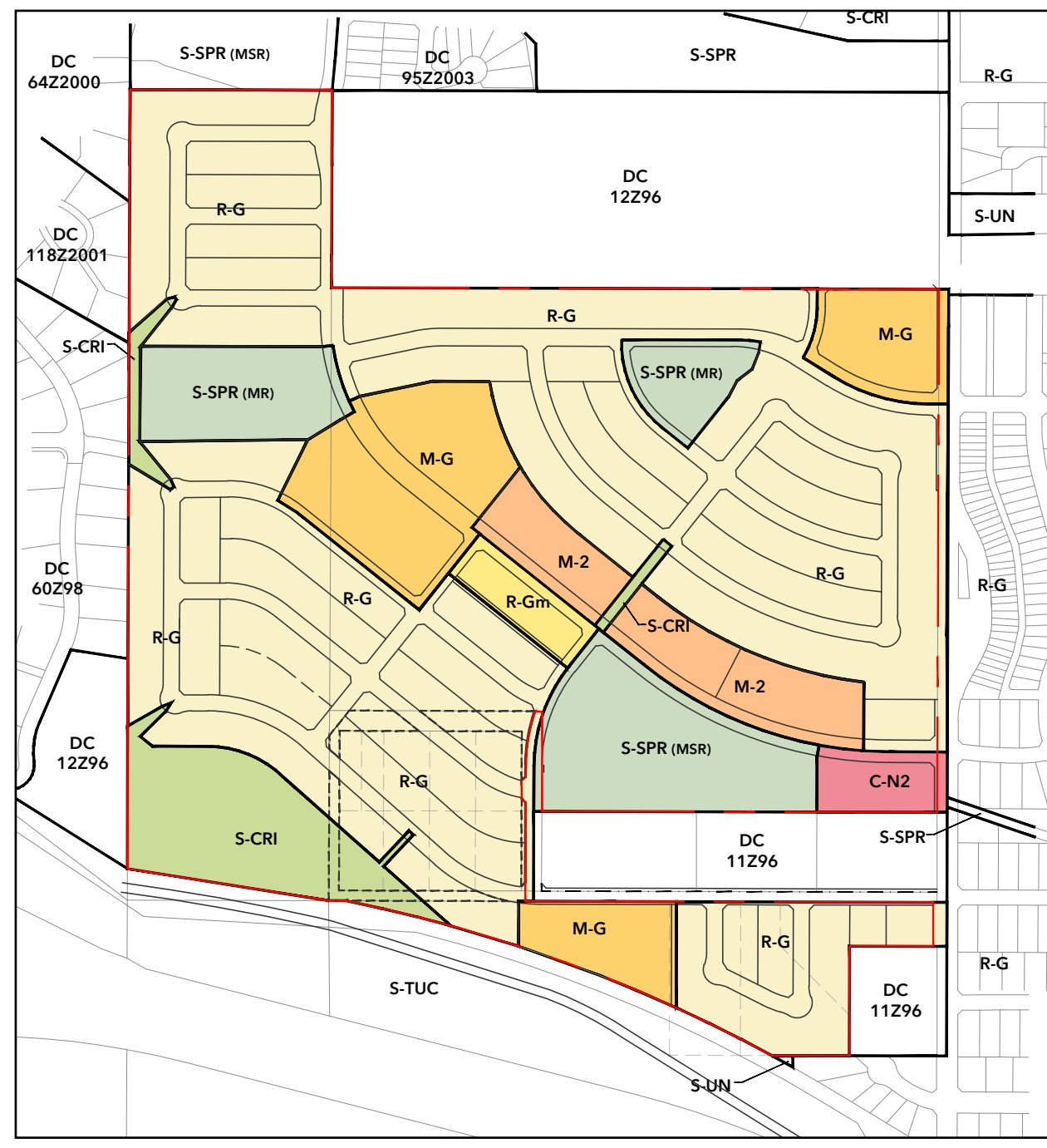
SCALE: 1:2000

**OUTLINE PLAN & LAND USE STATISTICS**

LAND USE	LAND USE DISTRICT		LINEAR LOT FRONTAGE		LAND USE AREA		OUTLINE PLAN AREA			MAXIMUM DENSITY			ANTICIPATED COMMERCIAL	MAXIMUM INTENSITY										
	Proposed	Current	Metres	Feet	Hectares	Acres	Hectares	Acres	% GDA	UPH	UPA	Units <sup>1</sup>	Net Area (m <sup>2</sup> )	People <sup>2</sup>	Jobs <sup>3</sup>									
RESIDENTIAL	R-G (LANE)	DC11296 / DC12296	138	452	0.73	1.81	0.47	1.17	1%	30	12	14	-	46	1									
	R-G (NO LANE)	DC11296 / DC12296	6268	20564	33.42	82.58	25.67	63.43	49%	24	10	628	-	2072	78									
	R-Gm	DC11296 / DC12296	135	443	0.76	1.87	0.48	1.19	1%	40	16	19	-	63	2									
	M-G	DC11296 / DC12296	-	-	5.83	14.42	4.79	11.85	9%	50	20	240	-	528	20									
COMMERCIAL	M-2	DC11296 / DC12296	-	-	2.76	6.83	2.25	5.55	4%	99	40	223	-	379	14									
	C-N2	DC11296 / DC12296	-	-	0.79	1.96	0.59	1.46	1%	-	-	-	1400	-	46									
OPEN SPACE	S-SPR (MR)	DC11296 / DC12296	-	-	6.06	14.97	5.30	13.11	10%	-	-	-	-	-	-									
	S-CRI (POND & PUL)	DC11296 / DC12296	-	-	3.41	8.43	3.37	8.33	6%	-	-	-	-	-	-									
ROAD RIGHT-OF-WAY										-	-	-	9.88	24.40	19%	-	-	-						
ROAD WIDENING (34 AV SW)										-	-	-	0.12	0.30	-	-	-	-						
ROAD WIDENING (85 ST SW)										-	-	-	0.07	0.17	-	-	-	-						
GROSS DEVELOPABLE AREA										-	-	-	6541	21459	-	52.81	130.49	100%	21	9	1124	1400	3088	161
OUTLINE PLAN AREA <sup>4</sup>										-	-	-	53.00	130.96	-	INTENSITY (PEOPLE + JOBS PER HECTARE)				62				

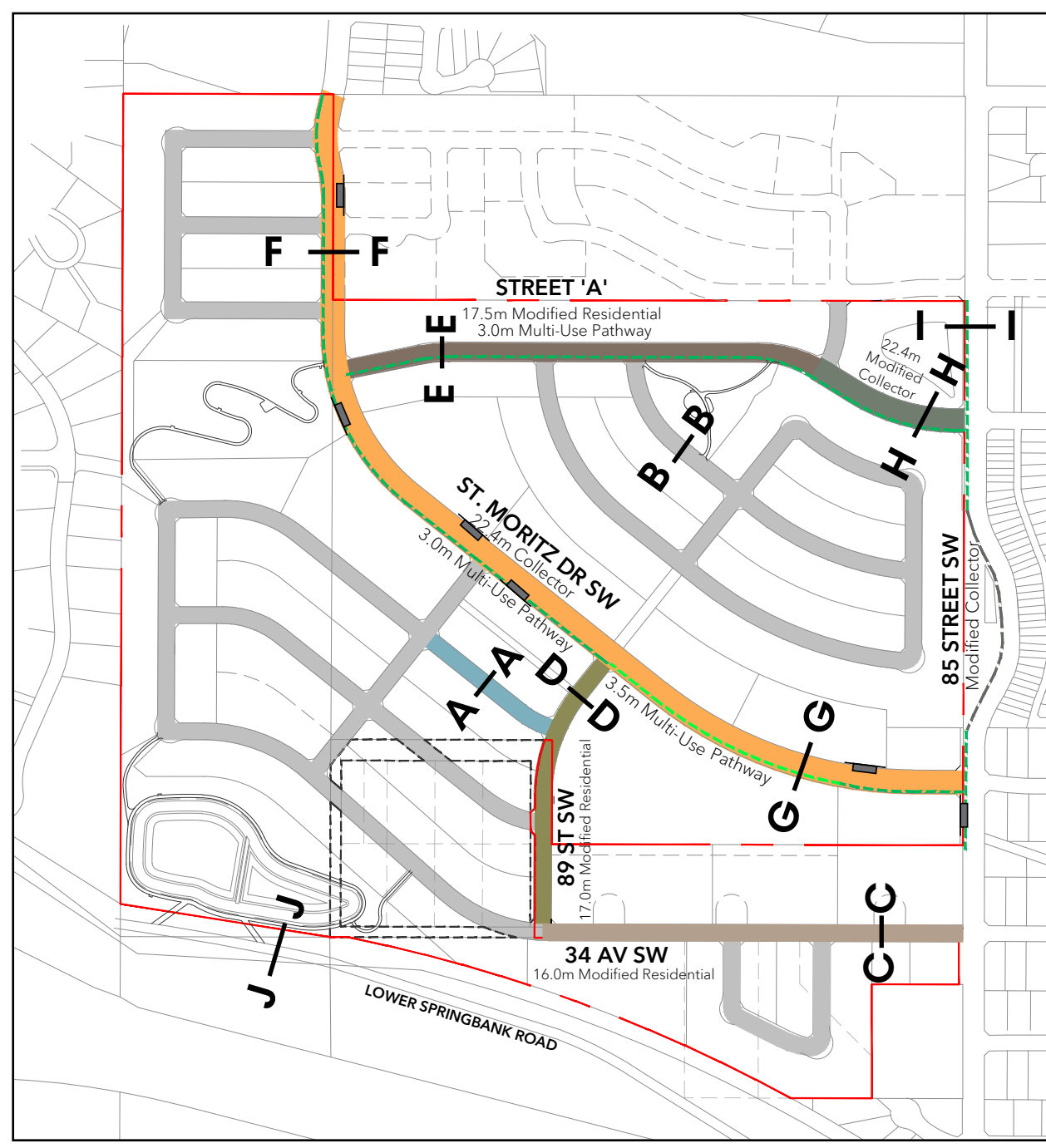
<sup>1</sup> Maximum density and lot frontage calculations exclude the existing ±0.70 ac (±0.28 ha) and ±2.54 ac (±1.03 ha) parcels. Assumptions for low density residential uses: 11.0 m (36 ft) frontage for front-drive single detached units, 9.8 m (32 ft) frontage for rear-drive single detached units, 7.3 m (24 ft) frontage for duplex units, and 7.0 m (23 ft) frontage for street-oriented townhouse units.  
<sup>2</sup> Assumes 3.3 persons per household (low density residential), 2.2 people per household (medium density residential), and 1.7 people per household (higher density residential) based on Table A2 of the Guide to the MDP.  
<sup>3</sup> Assumes 3.8 home-based jobs per 100 people.  
<sup>4</sup> Outline Plan area assumes closure and purchase of ±2.76 ac (±1.12 ha) of unassumed municipal road right-of-way.

**LAND USE FIGURE**



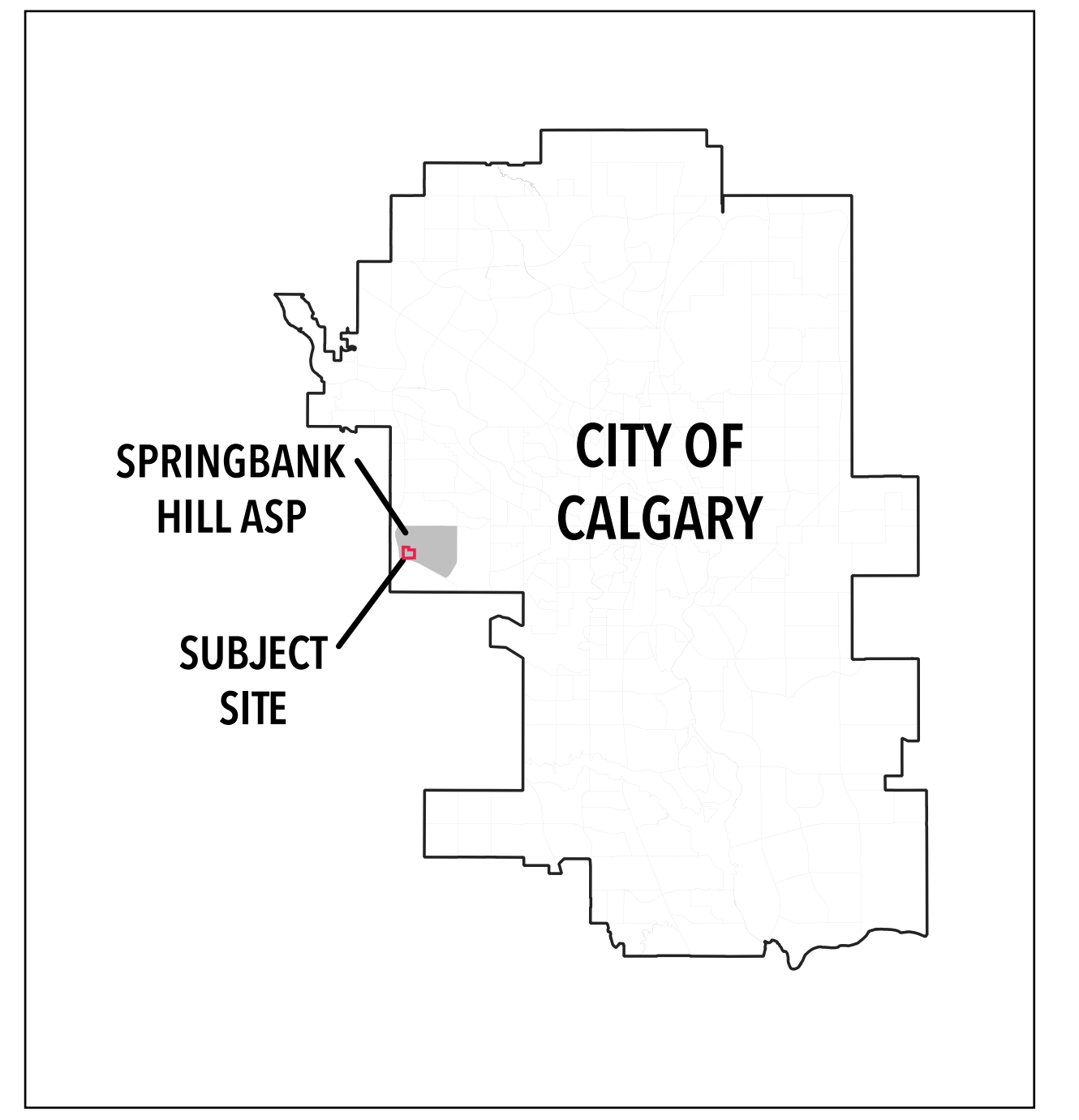
SCALE: 1:6000

**MOBILITY NETWORK FIGURE**



SCALE: 1:6000

**KEY PLAN**



SCALE: NTS

**OUTLINE PLAN LEGEND**

- Outline Plan Boundary
- Neighbourhood Node
- Extent of Road Right-of-Way Work
- Legal Lot Lines
- Existing Contour (1.0m Interval)
- Water
- Sanitary
- Storm
- Fire Hydrant
- ATCO Gas Distribution Line
- Existing Utility Right-of-Way
- ▲ Potential Vehicular Access
- Multi-Use Pathway (3.0m)
- Multi-Use Pathway (3.5m)
- Future Multi-Use Pathway (3.0m)
- Local Pathway (2.5m)
- School Pick-Up / Drop-off Zone
- Bus Stop
- Existing Road Right-of-Way
- Road Closure Area

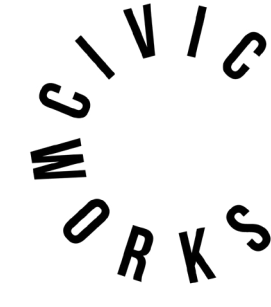
**MOBILITY NETWORK LEGEND**

- Outline Plan Boundary
- Residential Street (16.0m - Lane)
- Residential Street (16.0m - No Lane)
- Modified Residential Street (16.0m - 34 AV SW)
- Modified Residential Street (17.0m - Widened Mono-Walk, 89 ST SW)
- Modified Residential Street (17.5m - Multi-Use Pathway, Street 'A')
- Modified Collector Street (22.4m - Multi-Use Pathway, St. Moritz DR SW)
- Modified Collector Street (22.4m - Multi-Use Pathway, Street 'A')
- Multi-Use Pathway (3.0m)
- Multi-Use Pathway (3.5m)
- Future Multi-Use Pathway (3.0m)
- Local Pathway (2.5m)
- Bus Stop

**SHEET**  
**TIMBER RIDGE**  
**OUTLINE PLAN, LAND USE & POLICY**  
**AMENDMENT, & ROAD CLOSURE**

**LANDOWNER - DEVELOPER**  
 TRUMAN  
 **TRUMAN**

**APPLICANT**  
 CMICWORKS  
**PROJECT TEAM**  
 BUNT AND ASSOCIATES  
 URBAN SYSTEMS  
 VISTA GEOMATICS

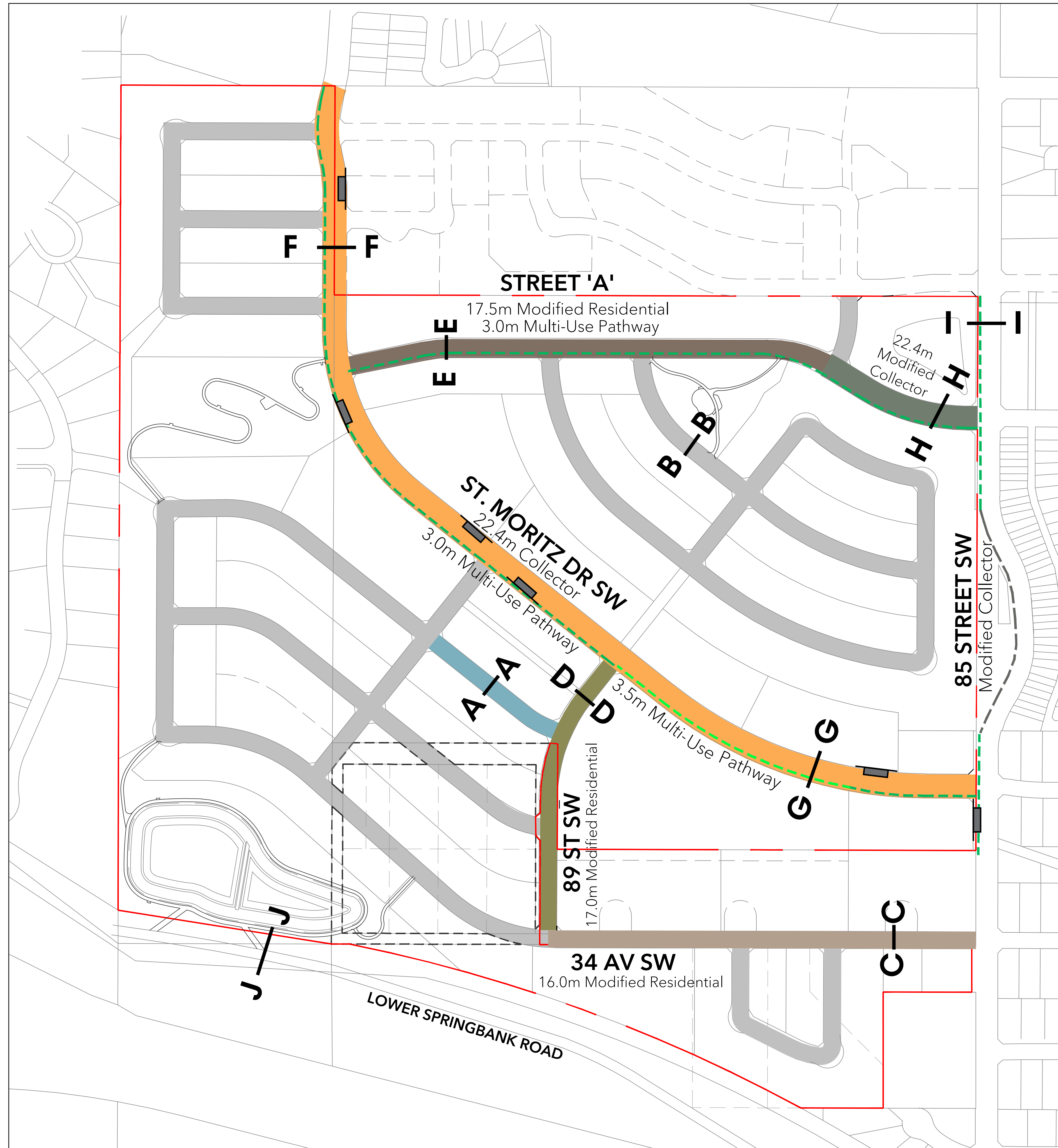


**ADDRESS**  
 LEGAL: 5:2:24:9:SE, 2758AD:10-13, 2578AD:X;14-17  
 9812526;2;1-3, & 8610876;1  
 MUNICIPAL: 3333 & 3421 85 ST SW; 8717, 8775,  
 8909, 9189, 9190 34 AV SW; &  
 9250 Lower Springbank RD SW

**APPLICATION INFORMATION**  
 INTERNAL FILE NUMBER: 22-035  
 CITY FILE NUMBER: LOC2024-0287

VERSION: 3.0	DATE: Dec 19, 2025
VERSION: 2.0	DATE: Oct 16, 2025
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**MOBILITY NETWORK FIGURE**



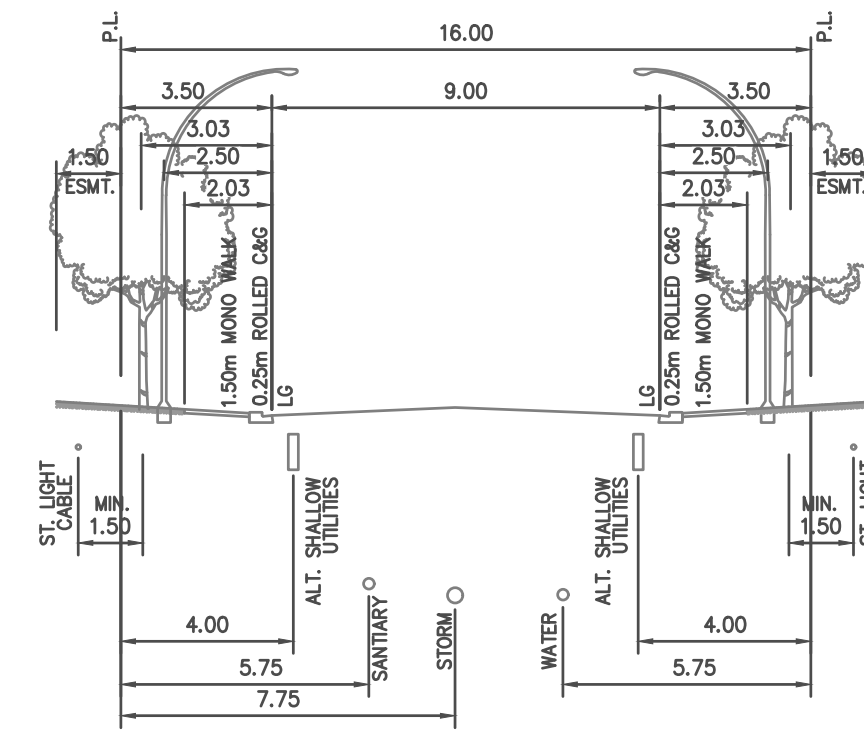
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**MOBILITY NETWORK LEGEND**

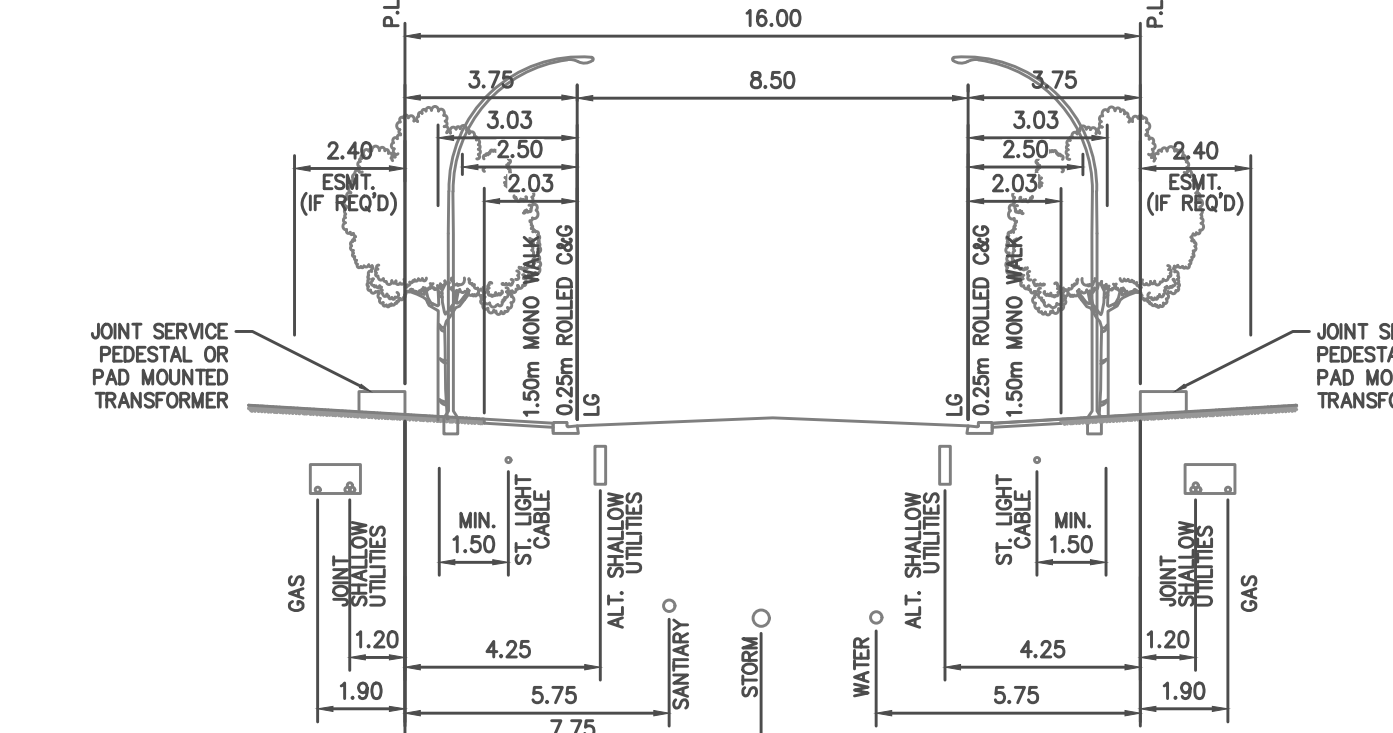
- Outline Plan Boundary
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- Future Multi-Use Pathway (3.0m)
- Local Pathway (2.5m)
- Bus Stop
- Modified Collector Street (22.4m - Multi-Use Pathway, Street 'A')

**STREET STANDARDS**

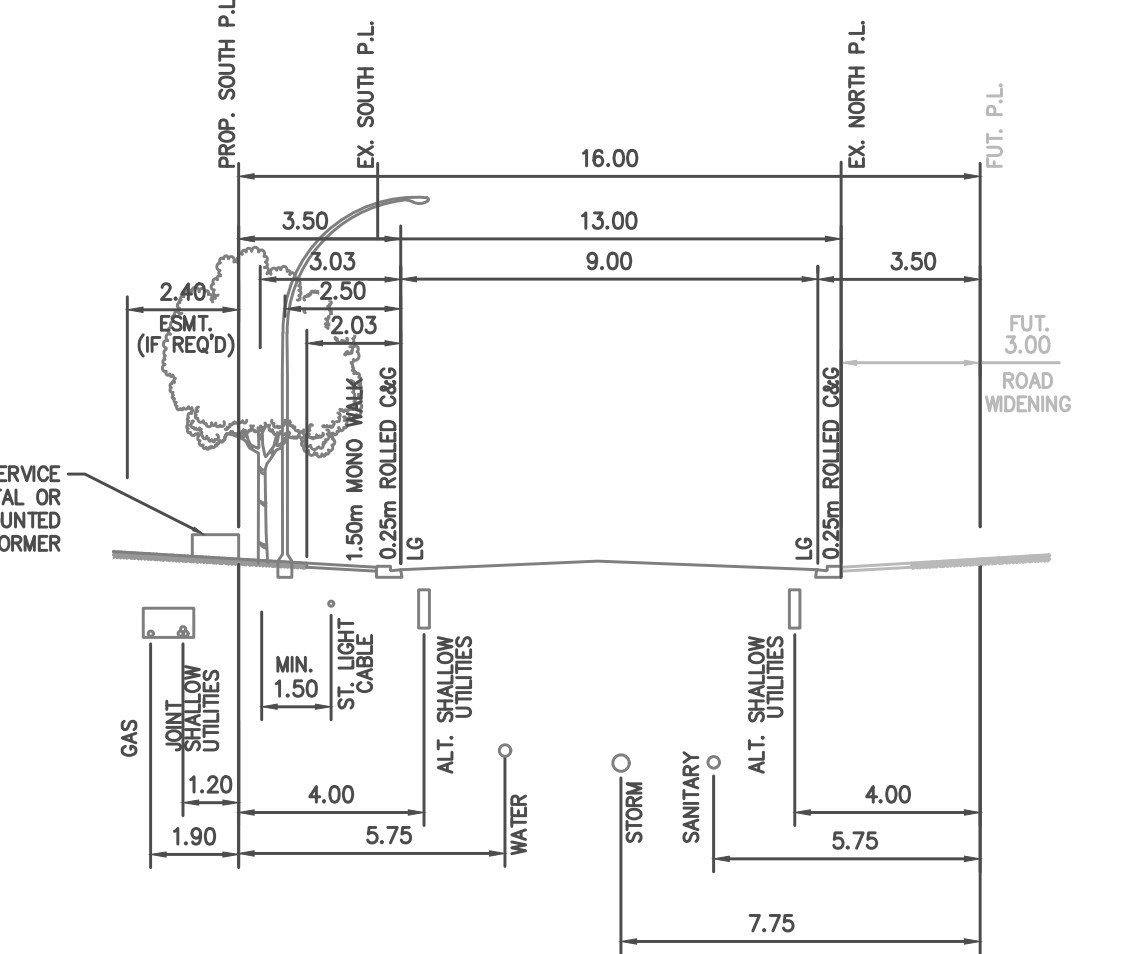
**SECTION A-A:**  
 9.0m / 16.0m RESIDENTIAL STREET  
 MONO-WALK WITH REAR LANE



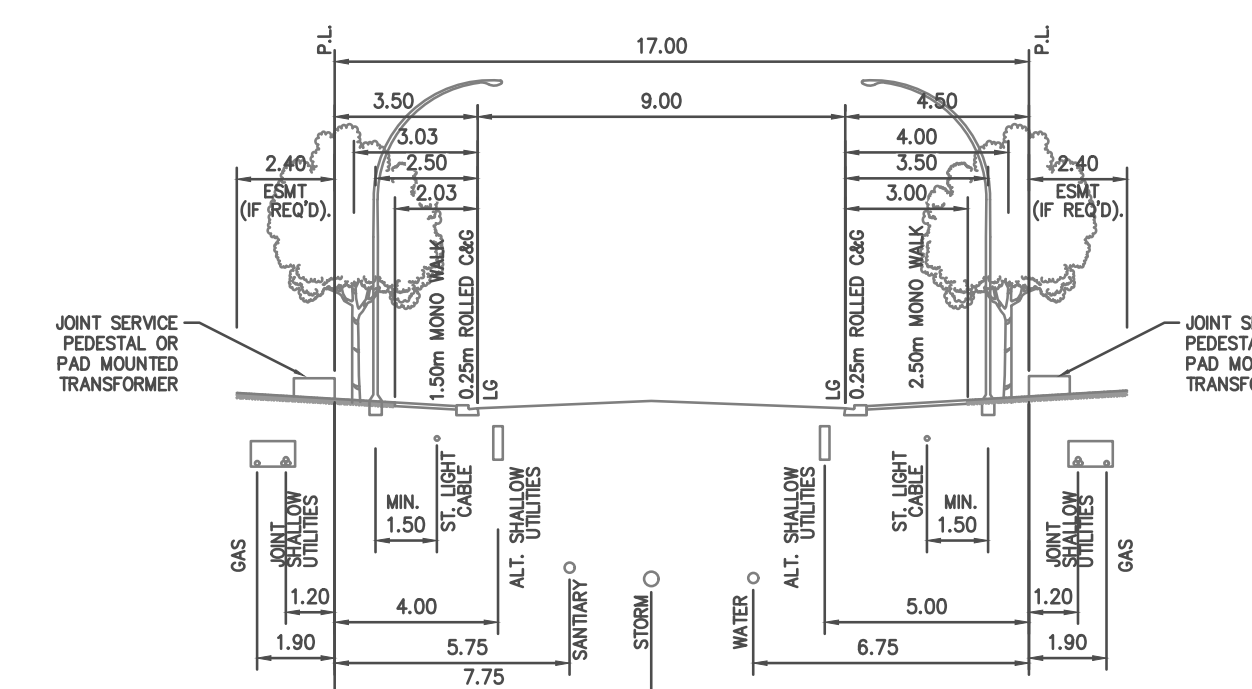
**SECTION B-B:**  
 8.5m / 16.0m RESIDENTIAL STREET  
 MONO-WALK WITH NO REAR LANE



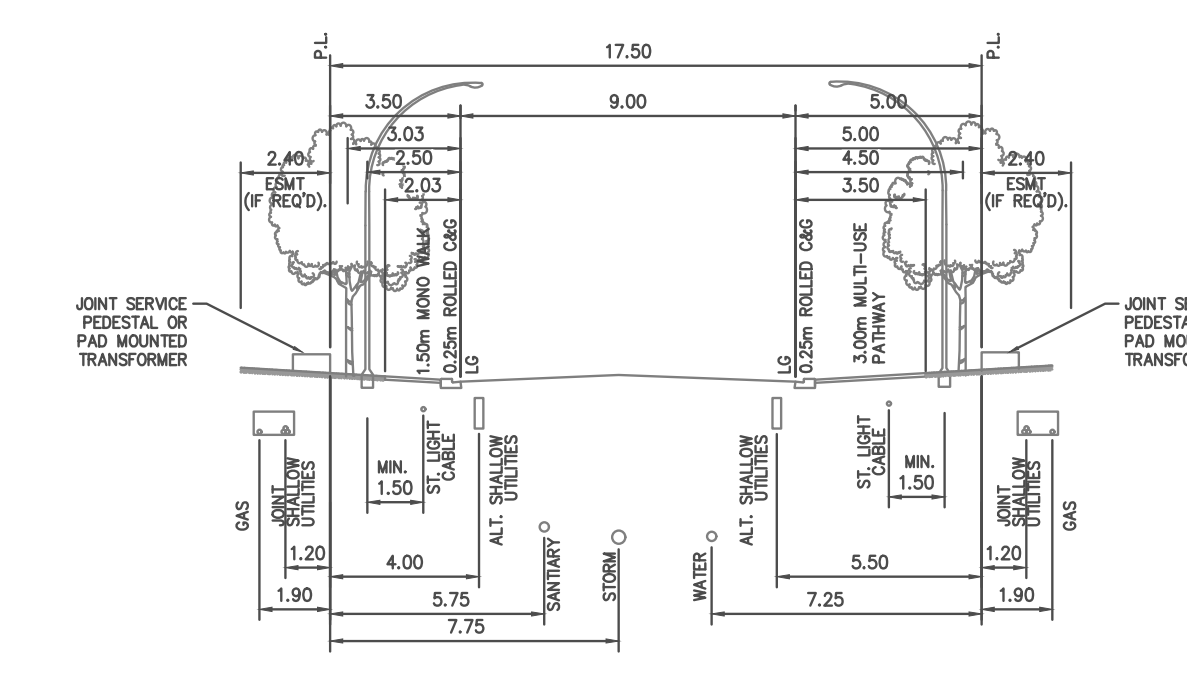
**SECTION C-C:**  
 9.0m / 16.0m MODIFIED RESIDENTIAL STREET  
 34 AV SW INTERIM / ULTIMATE CONDITION



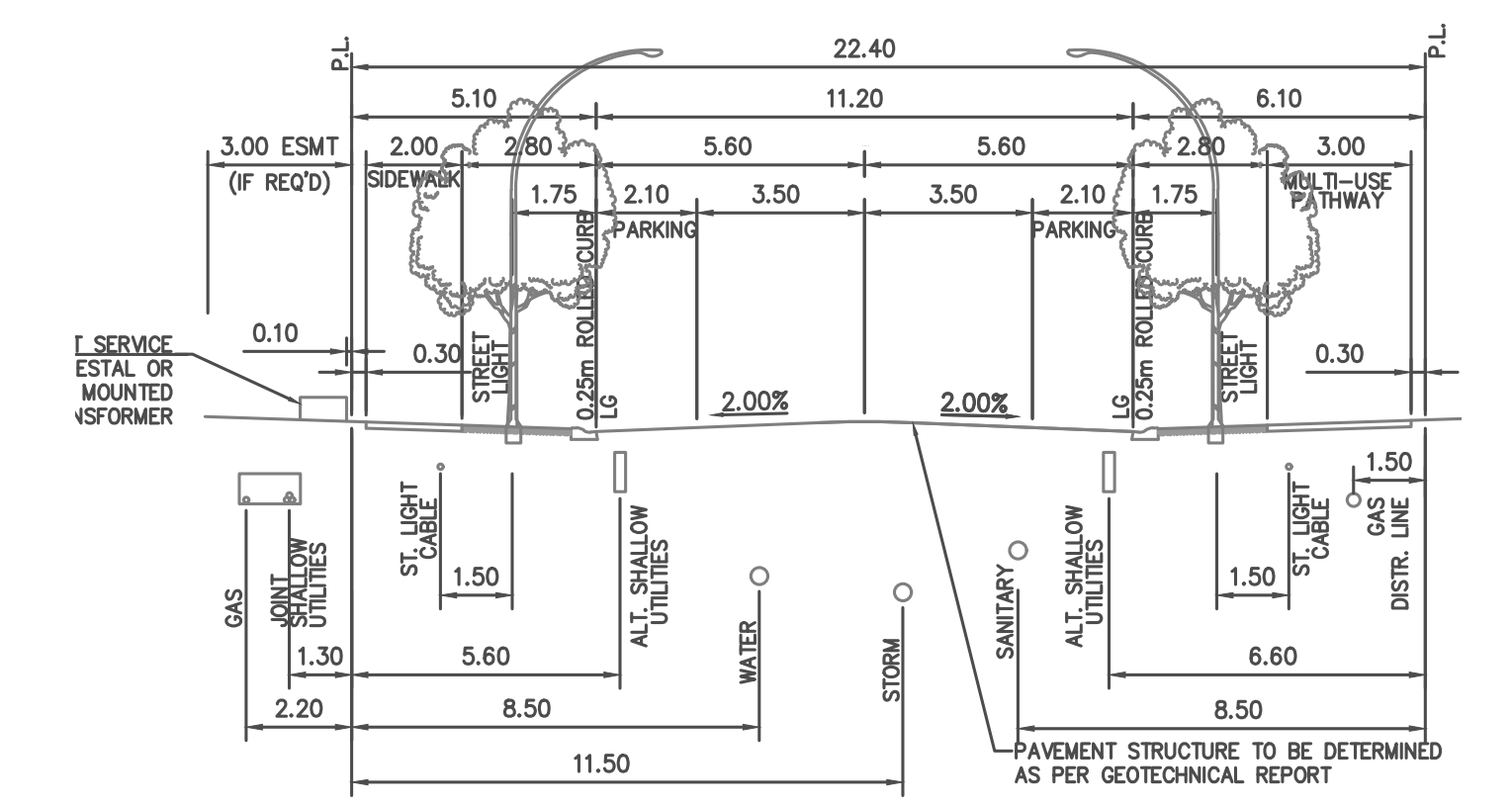
**SECTION D-D:**  
 9.0m / 17.0m MODIFIED RESIDENTIAL STREET  
 WIDENED MONO-WALK NEXT TO SCHOOL



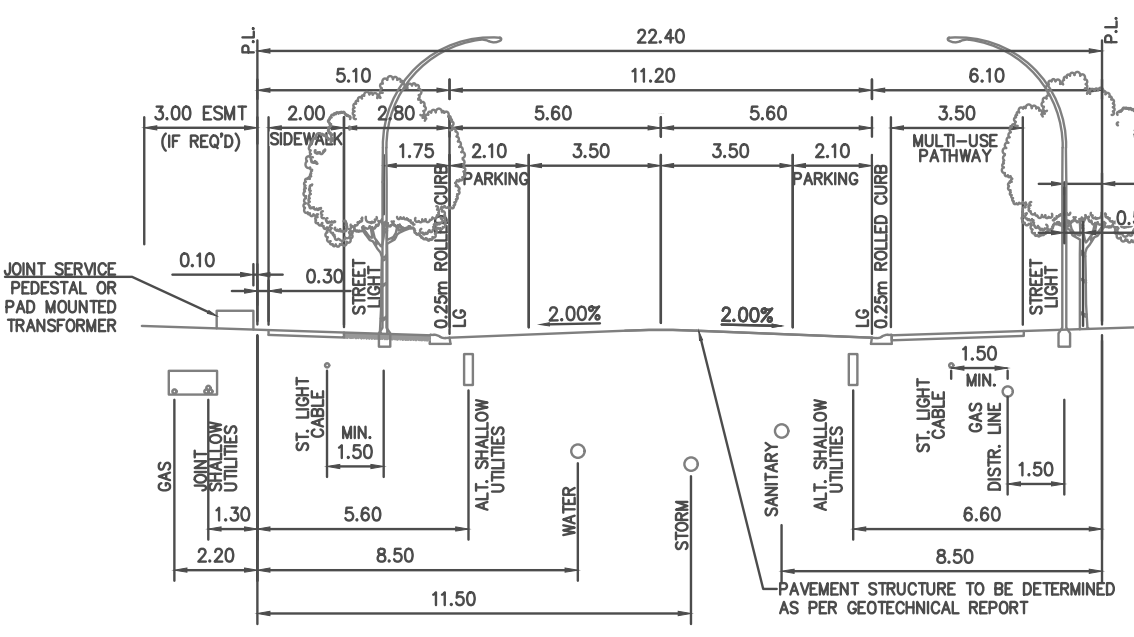
**SECTION E-E:**  
 9.0m / 17.5m MODIFIED RESIDENTIAL STREET  
 MULTI-USE PATHWAY WITH MONO-WALK



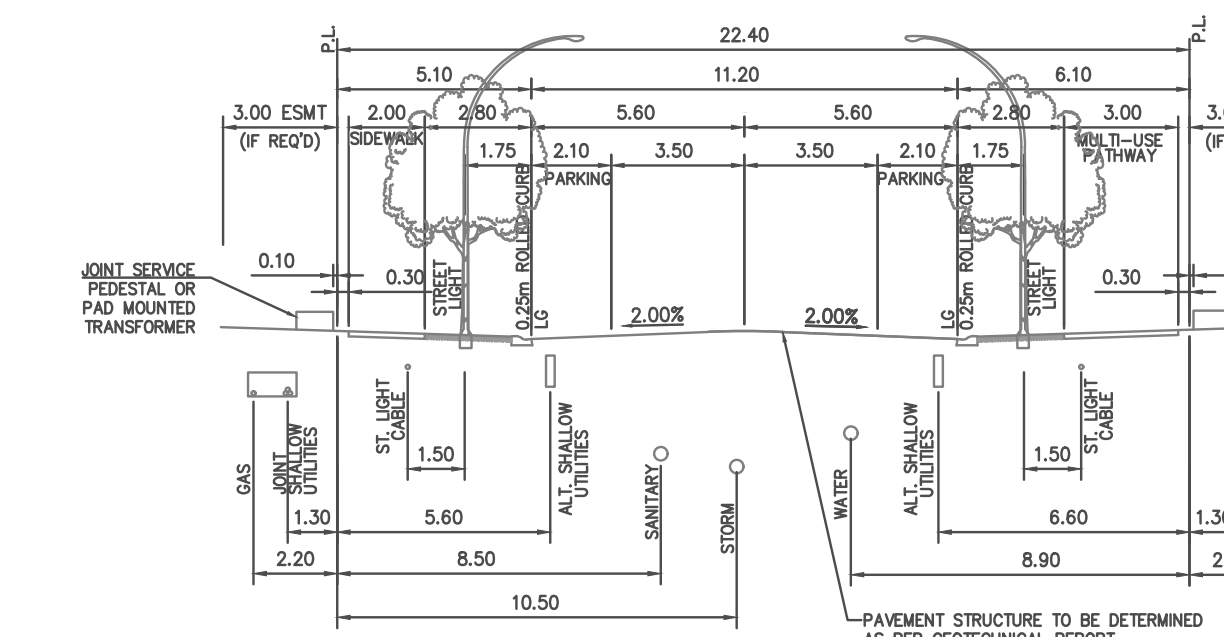
**SECTION F-F:**  
 11.2m / 22.4m MODIFIED COLLECTOR STREET  
 MULTI-USE PATHWAY WITH MONO-WALK  
 PARKING BOTH SIDES, ATCO GAS LINE



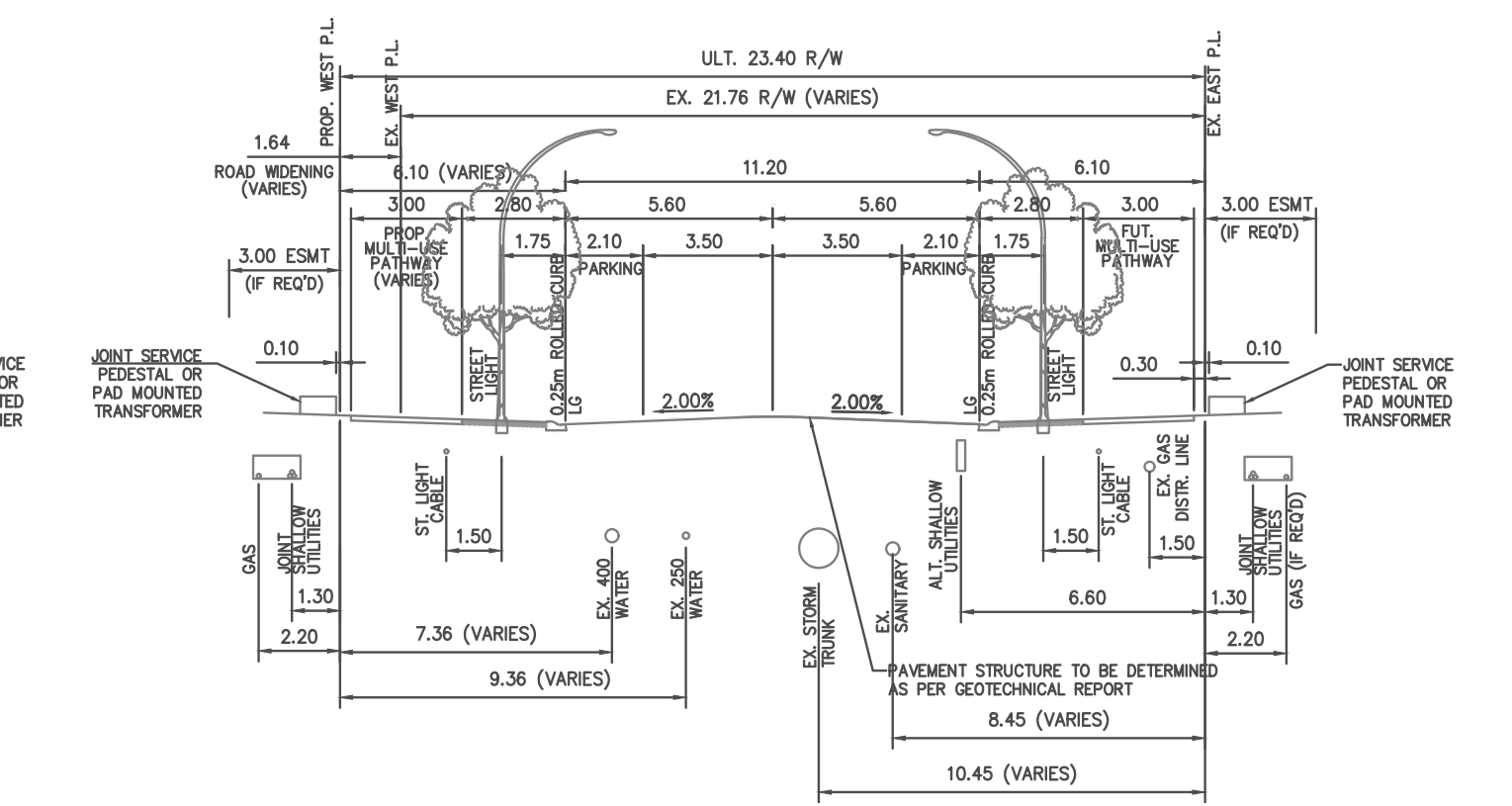
**SECTION G-G:**  
 11.2 / 22.4m MODIFIED COLLECTOR STREET  
 WIDENED MULTI-USE PATHWAY ADJACENT TO SCHOOL  
 PARKING BOTH SIDES, ATCO GAS LINE



**SECTION H-H:**  
 11.2 / 22.4m MODIFIED COLLECTOR STREET  
 MULTI-USE PATHWAY, PARKING BOTH SIDES



**SECTION I-I:**  
 11.2 / 23.4m MODIFIED COLLECTOR STREET  
 85 ST SW ULTIMATE CONDITION



**SECTION J-J:**  
 LOWER SPRINGBANK ROAD SW  
 TRANSPORTATION & UTILITY CORRIDOR (TUC)

