



## Key features

### 1a Mixed Use Commercial Area

- (i) Minor retail / office commercial infill
- (ii) Public plaza, streetscape improvements
- (iii) Public parking

### 2a Established Residential Area

- (i) Approximately 61 new small scale residential infill lots
- (ii) Enhanced walkway / trail connections to lake and park area
- (iii) Community gardens on County owned land

### 3a Institutional Area

- (i) New seniors housing
- (ii) preservation of environmentally sensitive Crown and County owned land

### 4a New Growth Area

- (i) Approximately 40 new 1 acre lots
- (ii) ER and MR dedication
- (iii) Extensive trails network
- (iv) Improved access to ER

### 5a Airport

- (i) Approximately 18 new hangers



Medium scale mixed use commercial node with seniors housing and focus on enhancing hamlet character

Seniors Housing  
Infill lots in established residential neighbourhood (Approximately 46 units)

### Key features

#### 1b Mixed Use Commercial Area

- (i) Mixed use buildings
- (ii) Senior's housing
- (iii) Approximately 30,000 sq.ft of retail / office
- (iv) Public plaza, streetscape improvements

#### 2b Established Residential Area (No change)

- (i) Approximately 15 new small scale residential infill lots
- (ii) Enhanced walkway / trail connections to lake and park area
- (iii) Community gardens on County owned land.
- (iv) Senior's Housing lots

#### 3b Institutional Area

- (i) New mixed use multi-purpose institutional facility such as BHI Centre of Excellence.
- (ii) Preservation of environmentally sensitive Crown and County owned land

#### 4b New Growth Area

- (i) Approximately 160 new hamlet residential lots
- (ii) Multifamily site opportunities
- (iii) Community amenities
- (iv) extensive preservation of tree stands
- (v) Extensive trails network
- (vi) Improved access to ER

#### 5b Airport

- (i) New Airport Commercial
- (ii) Approximately 31 new hangers and 10 airpark residential lots



## Key features

### 1c Mixed Use Commercial Area

- (I) Mixed use buildings
- (ii) 60,000 sq.ft of retail / office
- (iii) Public plaza, streetscape improvements

### 2c Established Residential Area

- (I) Approximately 61 new small scale residential infill lots
- (ii) Enhanced walkway / trail connections to lake and park area
- (iii) Community gardens on County owned land

### 3c Institutional Area

- (I) New mixed use multi-purpose institutional facility such as recreation centre
- (ii) new school
- (iii) preservation of environmentally sensitive Crown and County owned land

### 4c New Growth Area

- (I) Approximately 320 new hamlet residential lots
- (ii) Seniors housing
- (iii) Multifamily site opportunities
- (iv) Community amenities
- (v) ER and MR dedication
- (vi) Extensive trails network
- (vii) Improved access to ER

### 5c Airport

- (I) New airport commercial and museum at the corner of RR 221 and TR514
- (ii) Approximately 70 new hangers.



Existing commercial area - Looking north



**Hamlet Square (Mixed use commercial area)**

- All season public plaza
- New mixed use buildings and street furniture with rural character
- Pedestrian oriented lighting, banners, hanging flower baskets



Existing commercial area - Looking south



**Main Street - (Mixed use commercial area)**

- New mixed use buildings and street furniture with rural character
- Pedestrian oriented lighting, banners, hanging flower baskets



Existing commercial area - Looking south



**South Cooking Lake Road**

- Rural cross section with multipurpose trails,
- Residential clusters with frontages on South Cooking Lake Road
- Pedestrian oriented lighting, planters



Existing 1st Avenue - (Looking East)



**Enhanced public realm for 1st Avenue**

- Designated walkway, pedestrian oriented lighting
- Hanging flower baskets along one side of 1st Ave.



Existing wet land



**Wetland improvement**

- Enhanced access
- Viewing point