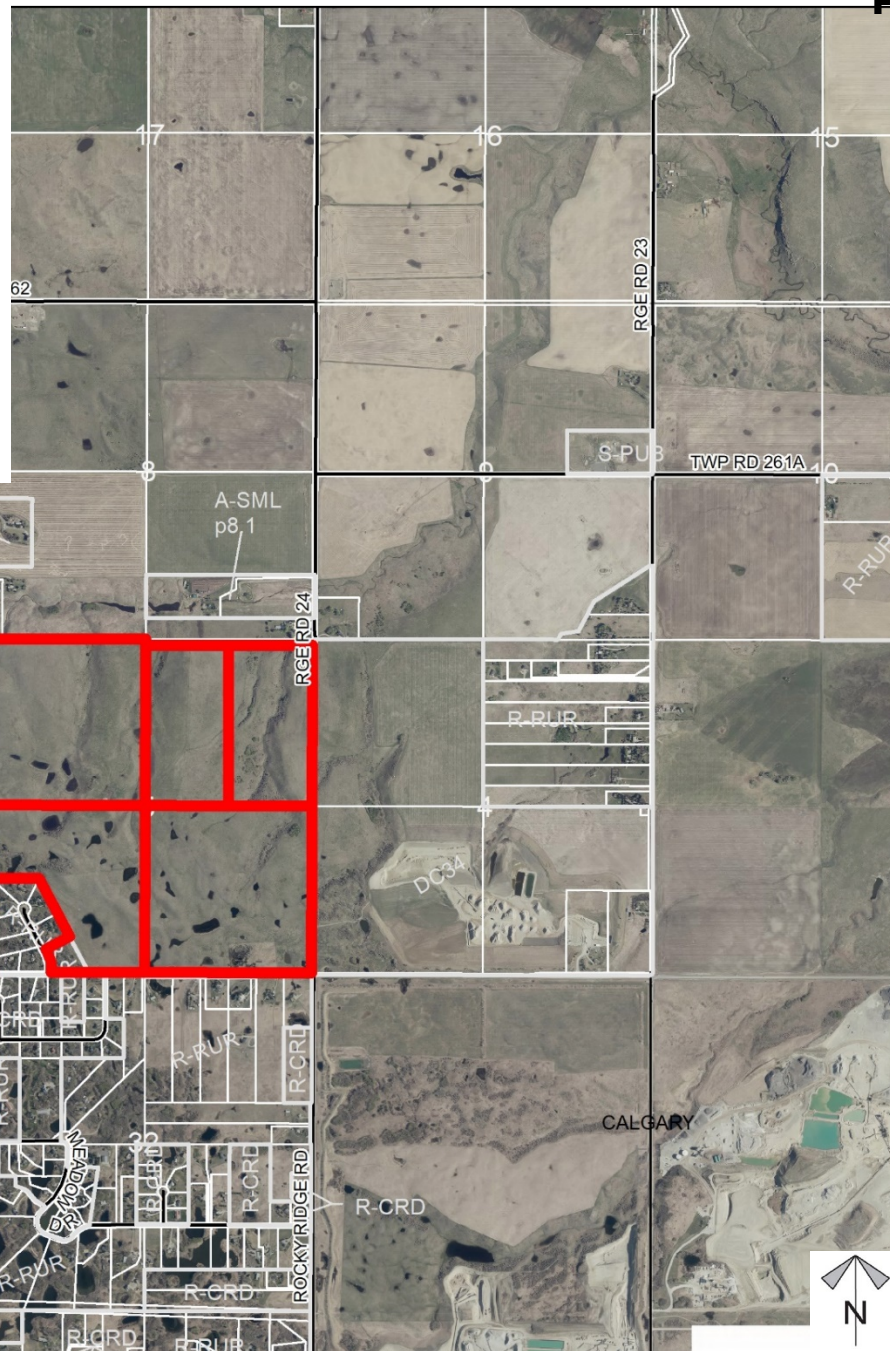
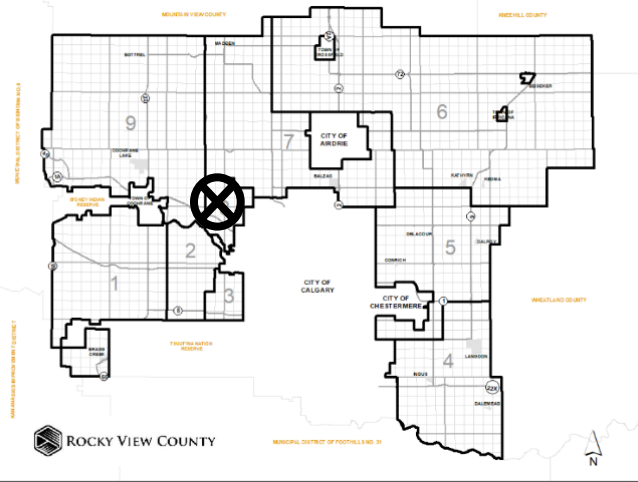


Location & Context

Master Site Development Plan/Redesignation Proposal

To adopt the Scott Property Master Site Development to guide redesignation, subdivision, and development proposals within SW-05-26-02-W05M, NW-05-26-02-W05M, SE-05-26-02-W05M, NE-05-26-02-W05M, and Block 1, Plan 7410996 within NE-05-26-02-W05M and to redesignate the subject lands from Ranch and Farm District to a new Direct Control District to accommodate a new gravel pit operation.

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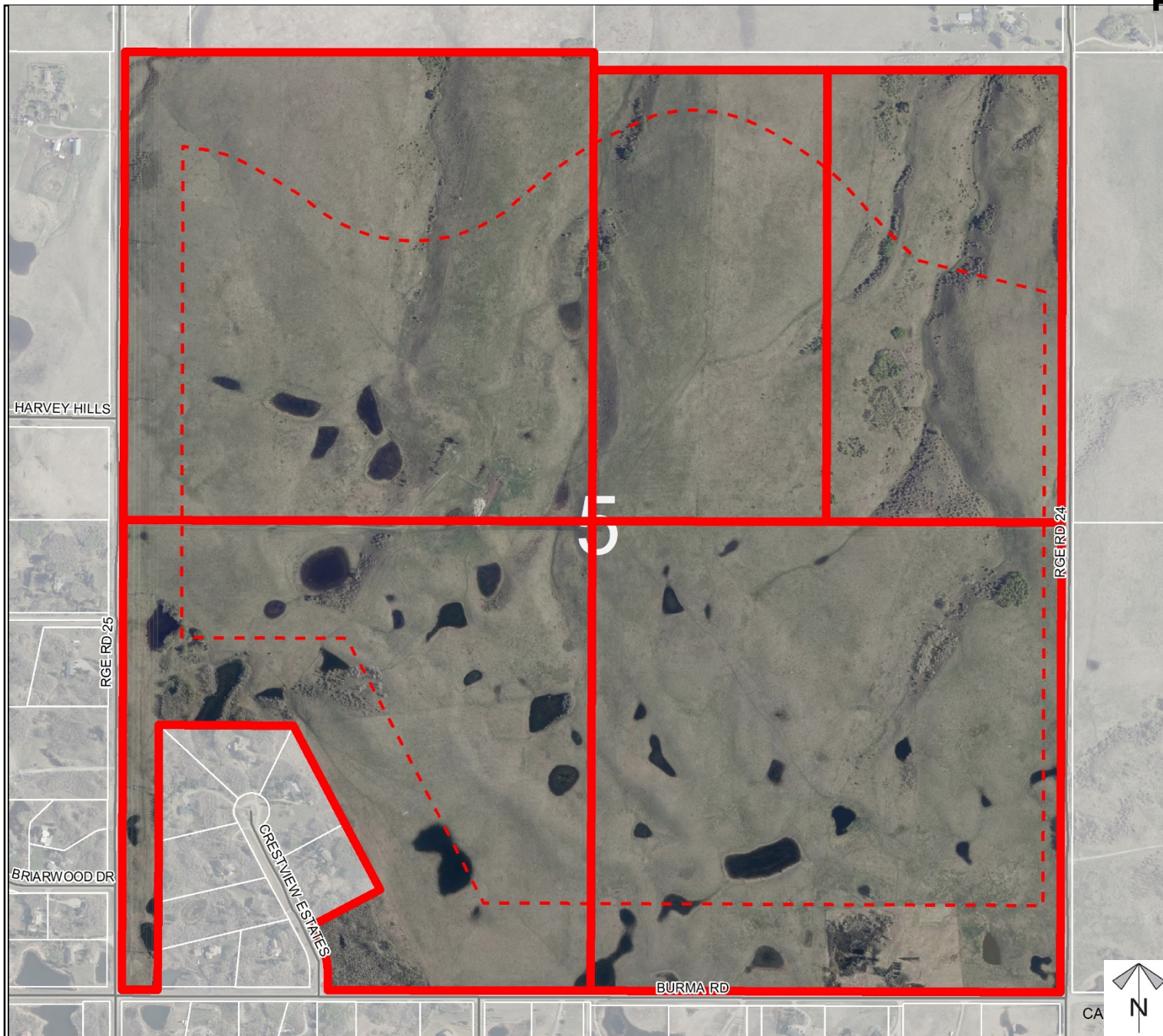




Development Proposal

Master Site Development Plan/Redesignation Proposal

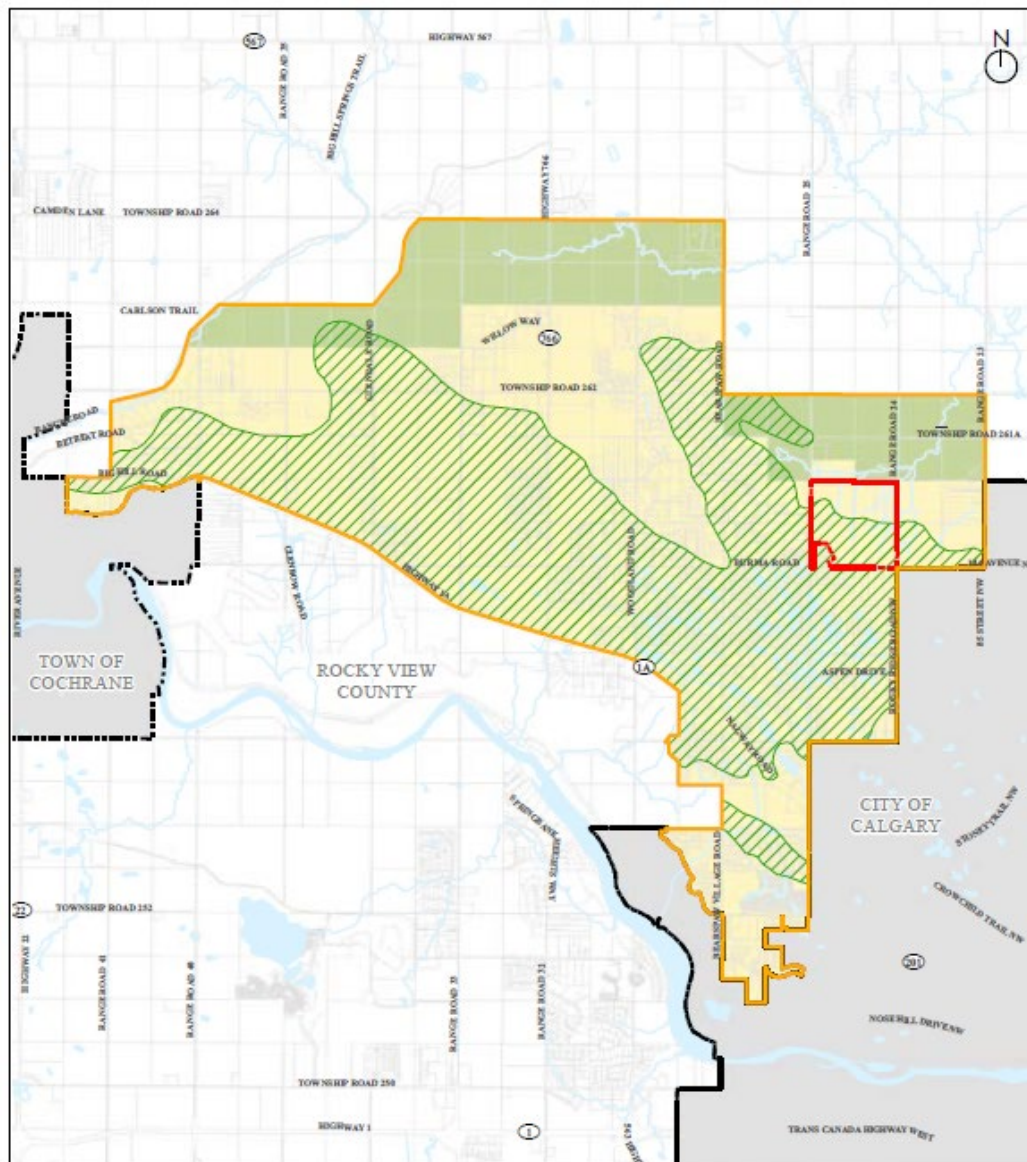
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Bearspaw Area Structure Plan



- | | | |
|-----------------------|--|--|
| Subject Land | Bearspaw Area Structure Plan | Bearspaw ASP Future Land Use Scenario |
| Municipality Boundary | Tertiary Gravel (Bearspaw Area Structure Plan) | Agricultural |
| Urban Municipality | | Country Residential |



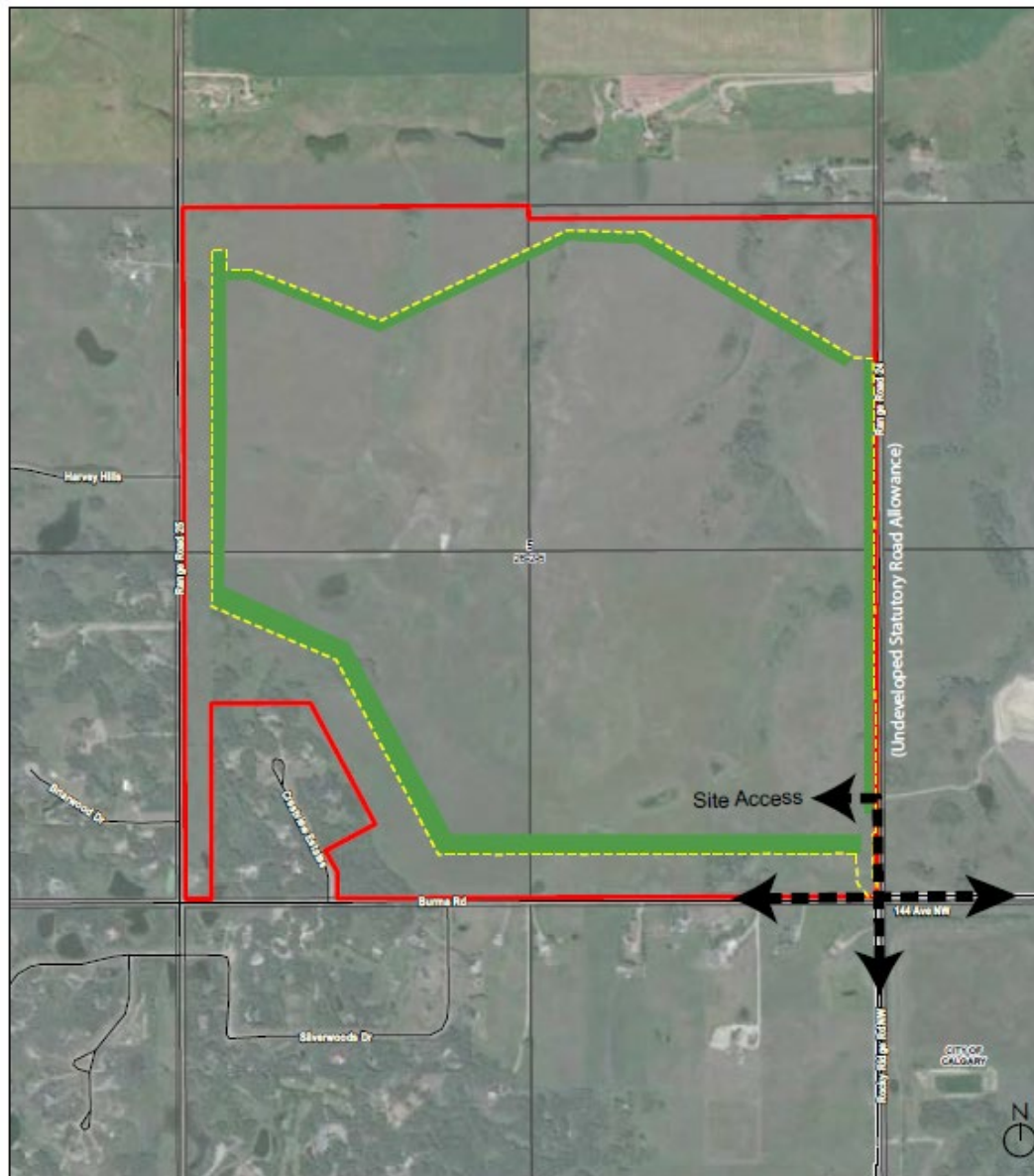
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**Scott Pit Master
 Site
 Development
 Plan –
 Development
 Concept**



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**Scott Pit Master
 Site
 Development
 Plan – Site
 Access**

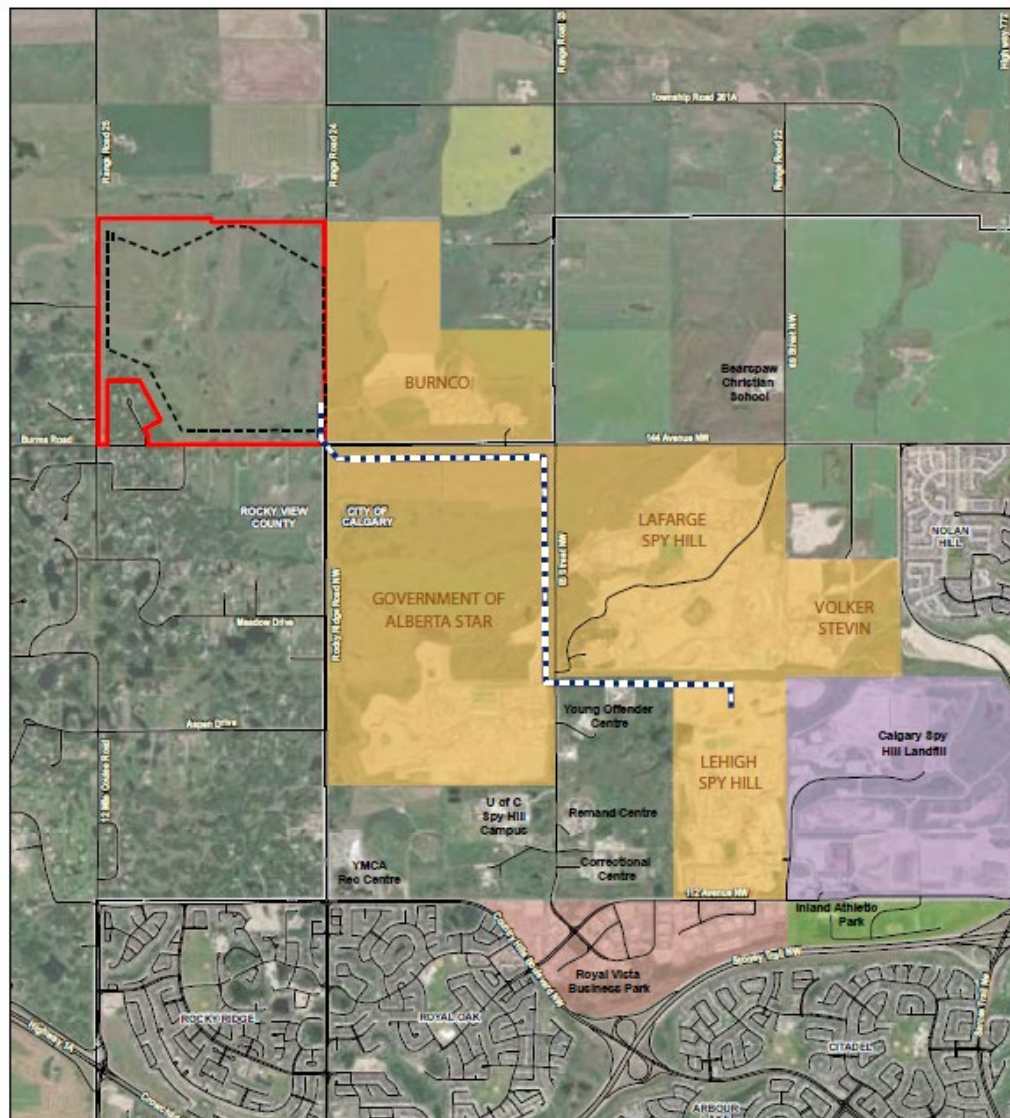


- | | |
|-------------------|------------------------|
| ↔ Site Access | City of Calgary Limits |
| Property Boundary | Berm (New Landscape) |
| Project Footprint | Road |



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**Scott Pit Master
 Site
 Development
 Plan – Overland
 Conveyor**

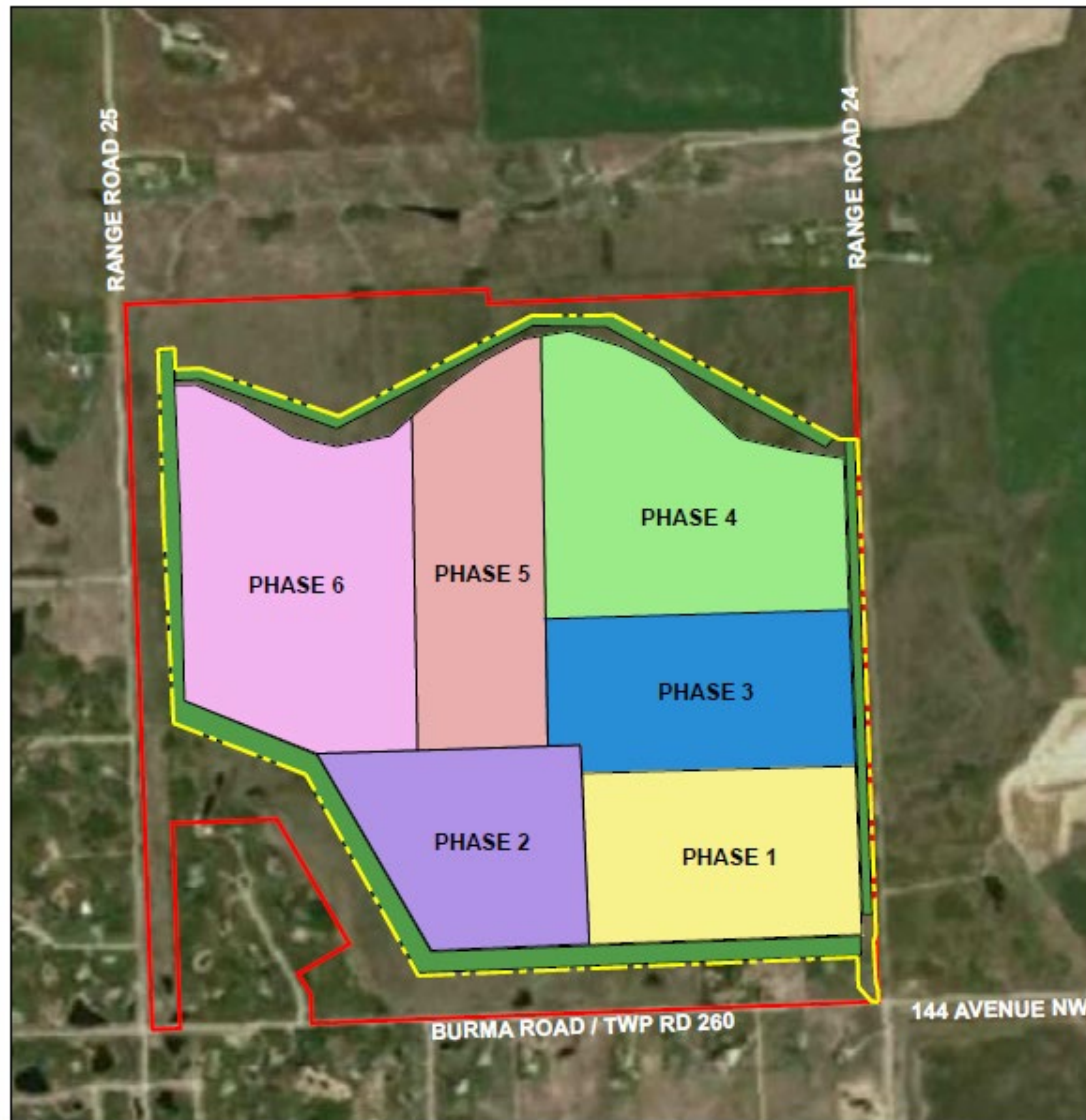


- | | | | |
|--|--------------------------|--|--|
| | Off-Site Conveyor System | | Aggregate and Natural Resource Industrial Land |
| | Property Boundary | | Calgary Spy Hill Landfill |
| | Project Footprint | | Royal Vista Business Park |
| | City of Calgary Limits | | Inland Athletic Park |
| | Highway | | |
| | Road | | |



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**Scott Pit Master
 Site
 Development
 Plan –
 Development
 Phasing**



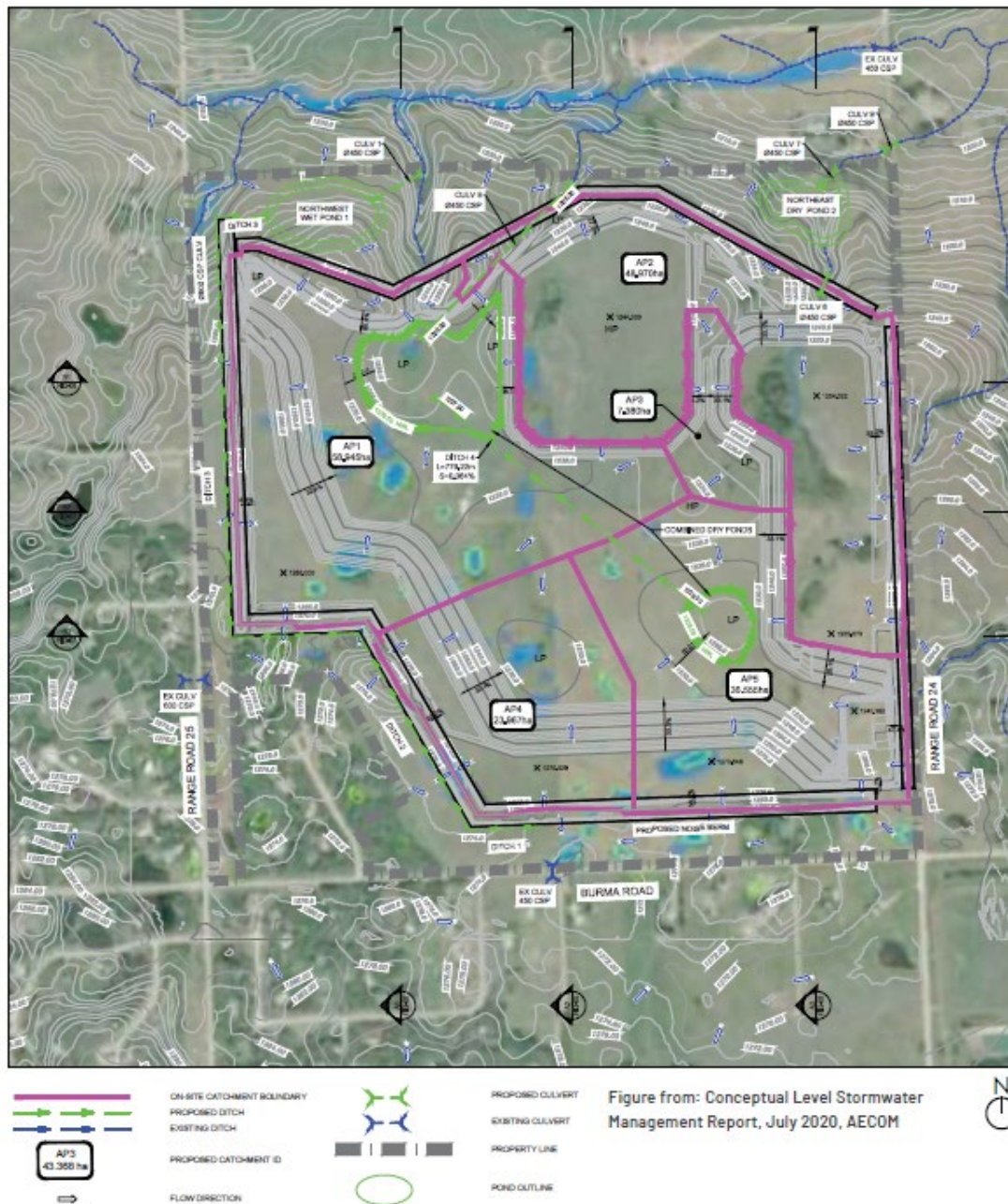
Property Boundary
 Project Footprint
 Berm (New Landscape)

Phase 1
 Phase 2
 Phase 3
 Phase 4
 Phase 5
 Phase 6



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**Scott Pit Master
 Site
 Development
 Plan –
 Stormwater
 Management**



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Scott Pit Master Site Development Plan – Groundwater Monitoring

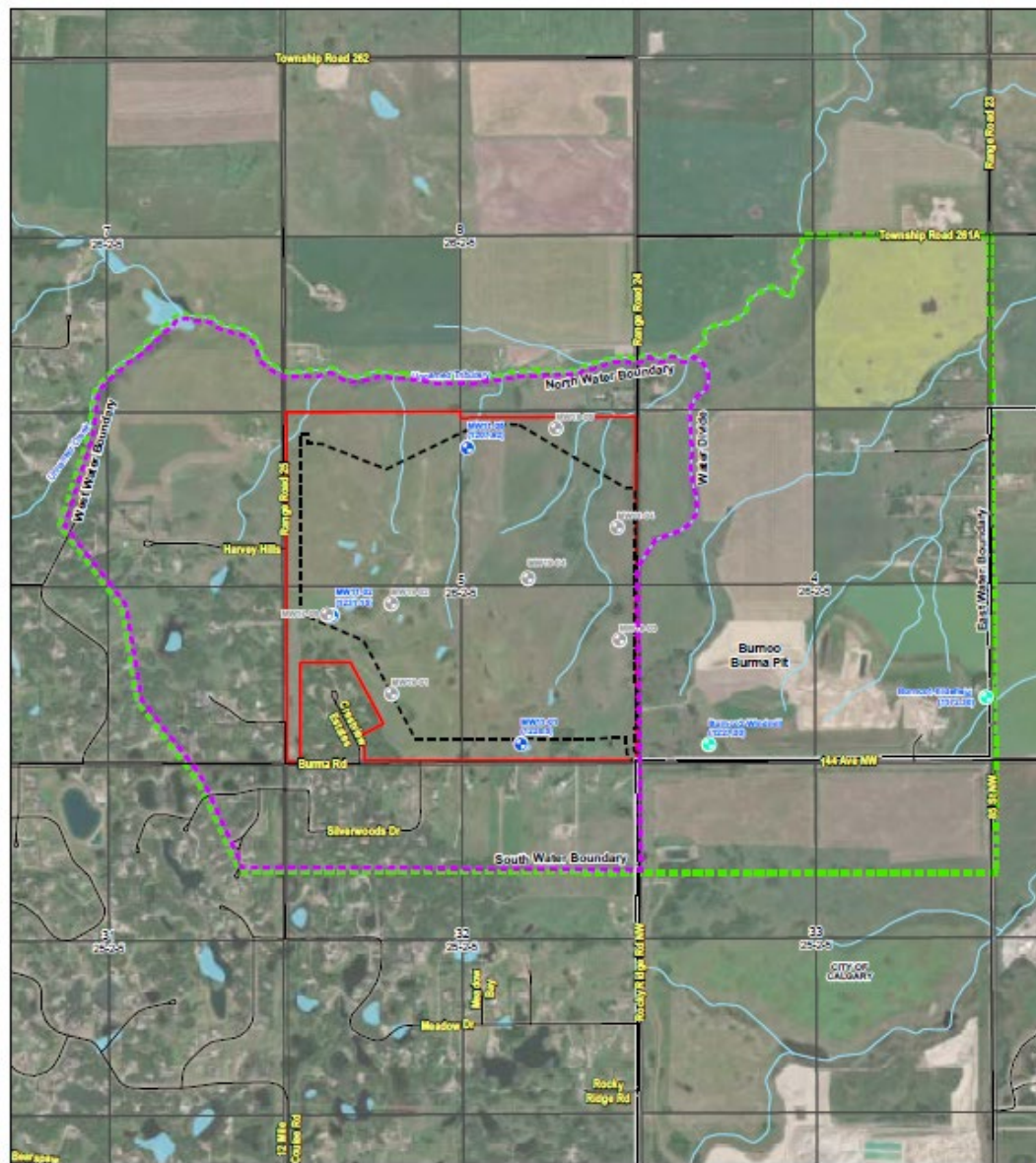


Figure from: Hydrogeological Technical Assessment, July 2020, AECOM



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**Scott Pit Master
 Site
 Development
 Plan – Air
 Quality
 Monitoring**



- Subject Land
 Conceptual Air Quality
 Monitoring Locations



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Scott Pit Master Site Development Plan – Noise Impact and Monitoring

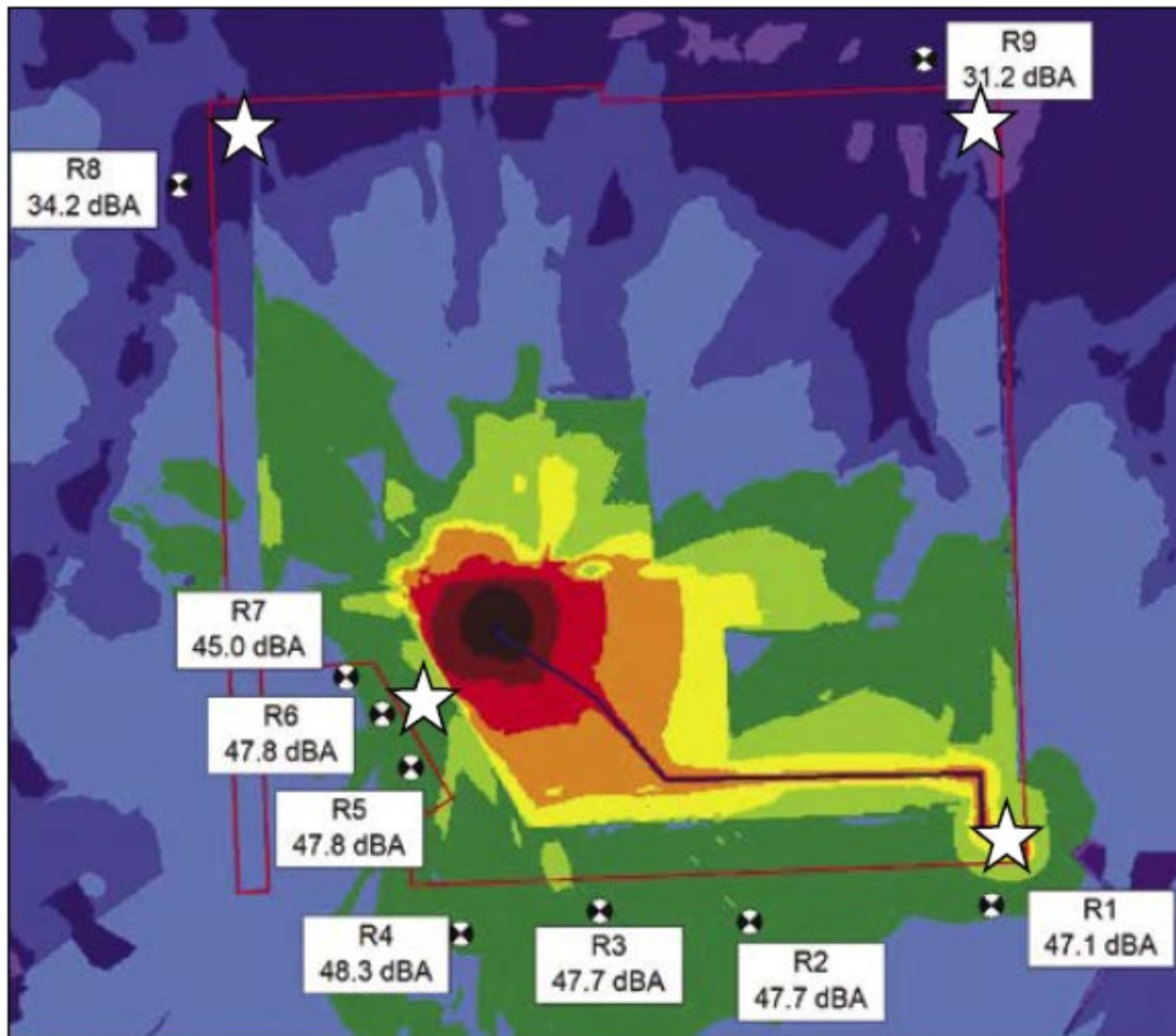
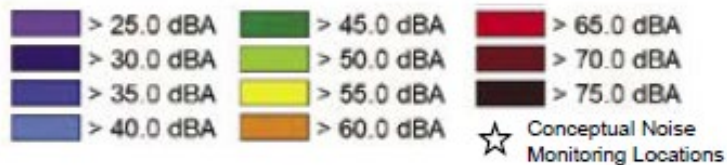
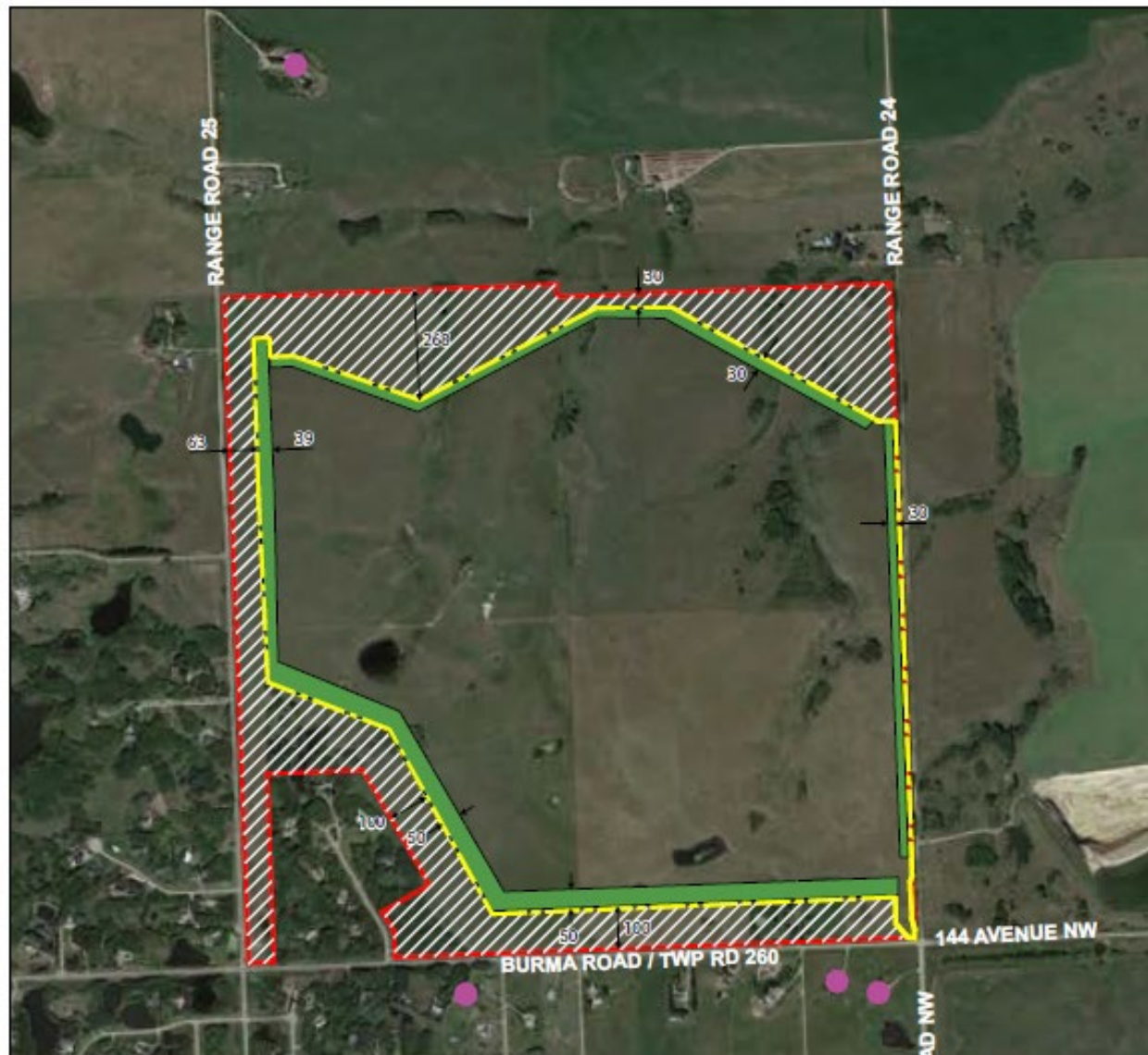


Figure from: Acoustic Assessment, June 2020,
SLR Consulting



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**Scott Pit Master
 Site
 Development
 Plan – Visual
 Impact**



— Property Boundary
 - - - Project Footprint
 - - - Setback (Existing Landscape Retained)
 - - - Berm (New Landscape)
 ● Private Lot View to Landscape Measures,
 Likely View of Project Footprint
 → ←
 *Note: Dimensions have been
 rounded up to whole numbers

Figure from: Landscape and Visual Impact
 Assessment, July 2020, AECOM



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**Scott Pit Master
 Site
 Development
 Plan –
 Reclamation
 Strategy**



Undisturbed



Block 1



Block 2



Block 3



Block 4



Block 5







Block 6



Reclaimed



Reclaimed

-  Subject Land
-  Operating Land
-  Reclaimed Land
-  Berms (New Landscape)



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Environmental

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-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

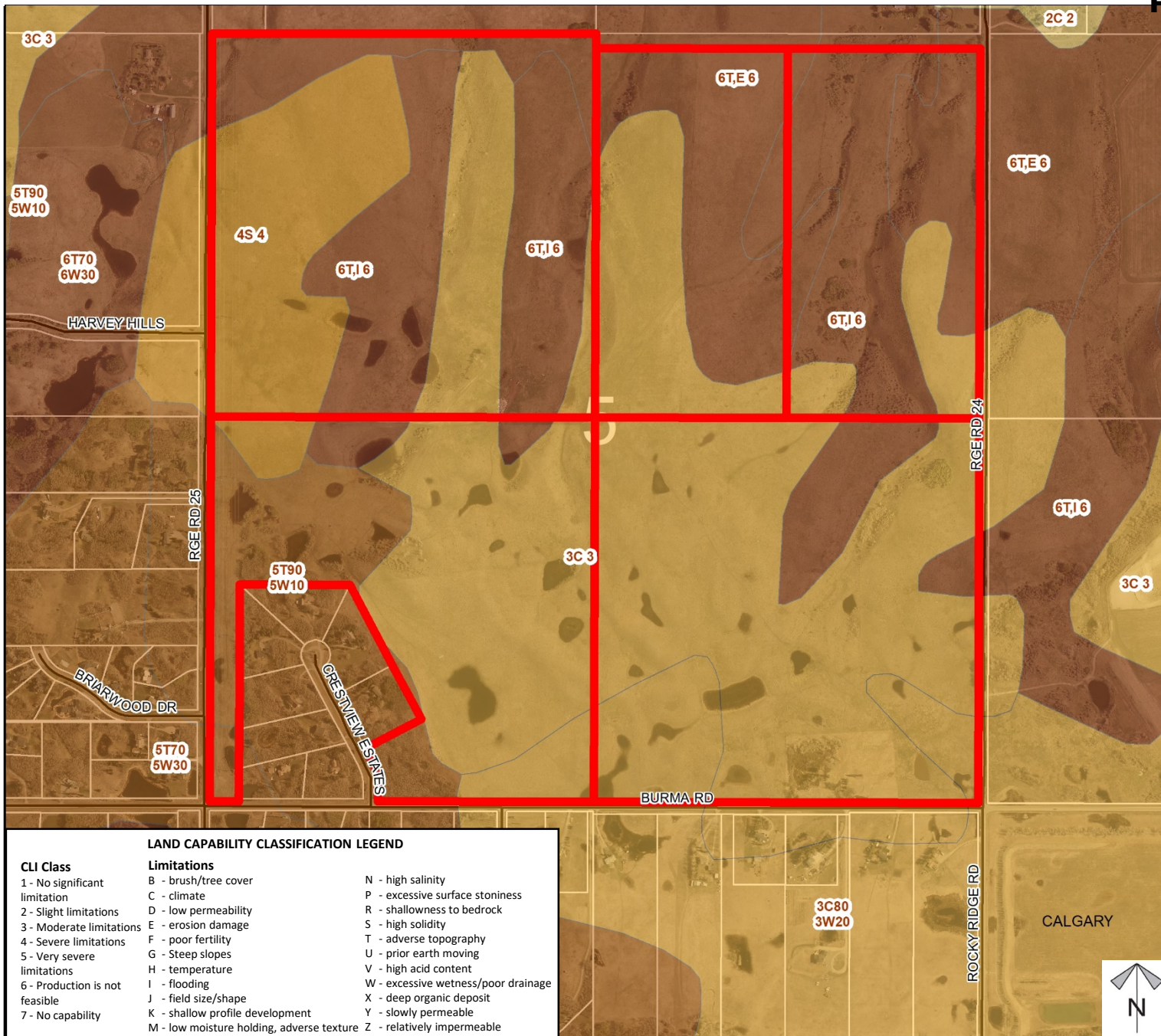
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Soil Classifications

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Landowner Circulation Area

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Legend

Support



Opposition



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