

Location & Context

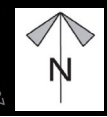
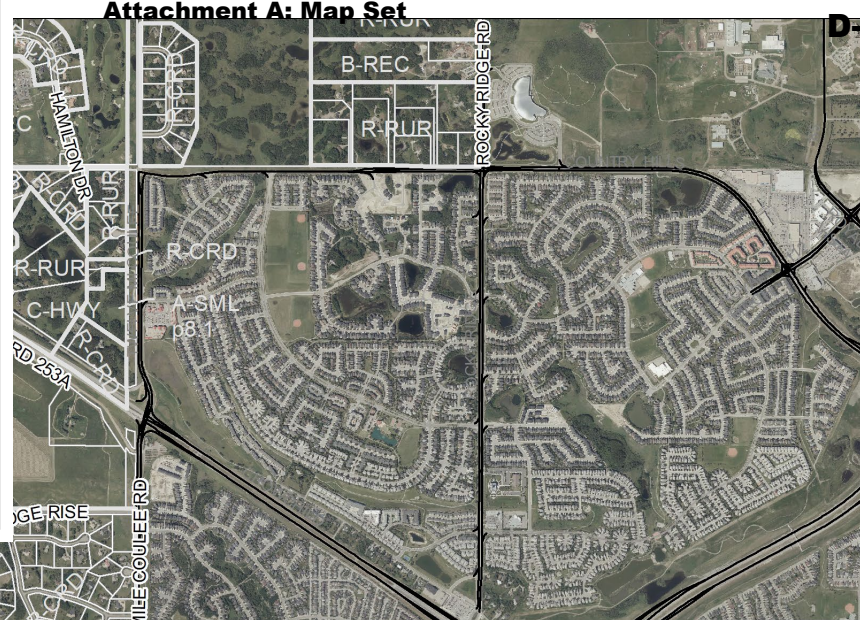
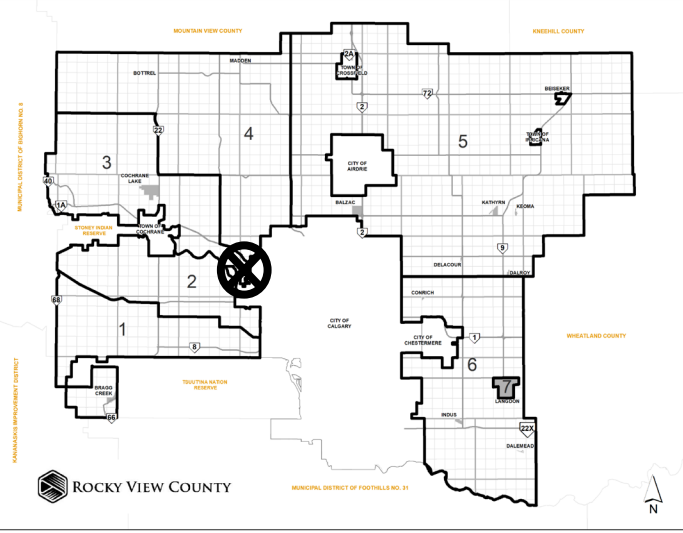
Conceptual Scheme Amendment Proposal

To amend the Watermark Conceptual Scheme, inserting Appendix 9, which will provide a policy framework for the development of up to 79 villa-style bungalows catering to seniors.

Redesignation Proposal

To redesignate the subject lands from Residential Rural District (p4.0) to Direct Control District to accommodate up to 79 villa-style bungalows catering to seniors.

Division: 3
Roll: 05618459
File: PL20210120/21
Printed: Dec 22, 2023
Legal: Lot:4 Block:1
Plan:1712232 within SE-18-25-02-W05M



Development Proposal

Conceptual Scheme Amendment Proposal

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Redesignation Proposal

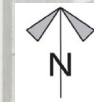
To redesignate the subject lands from Residential Rural District (p4.0) to Direct Control District to accommodate up to 79 villa-style bungalows catering to seniors.



R-RUR(p4.0) → DC
± 4.97 ha
(± 12.29 ac)

CALGARY

DAMKAR COURT



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Development Concept

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CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE

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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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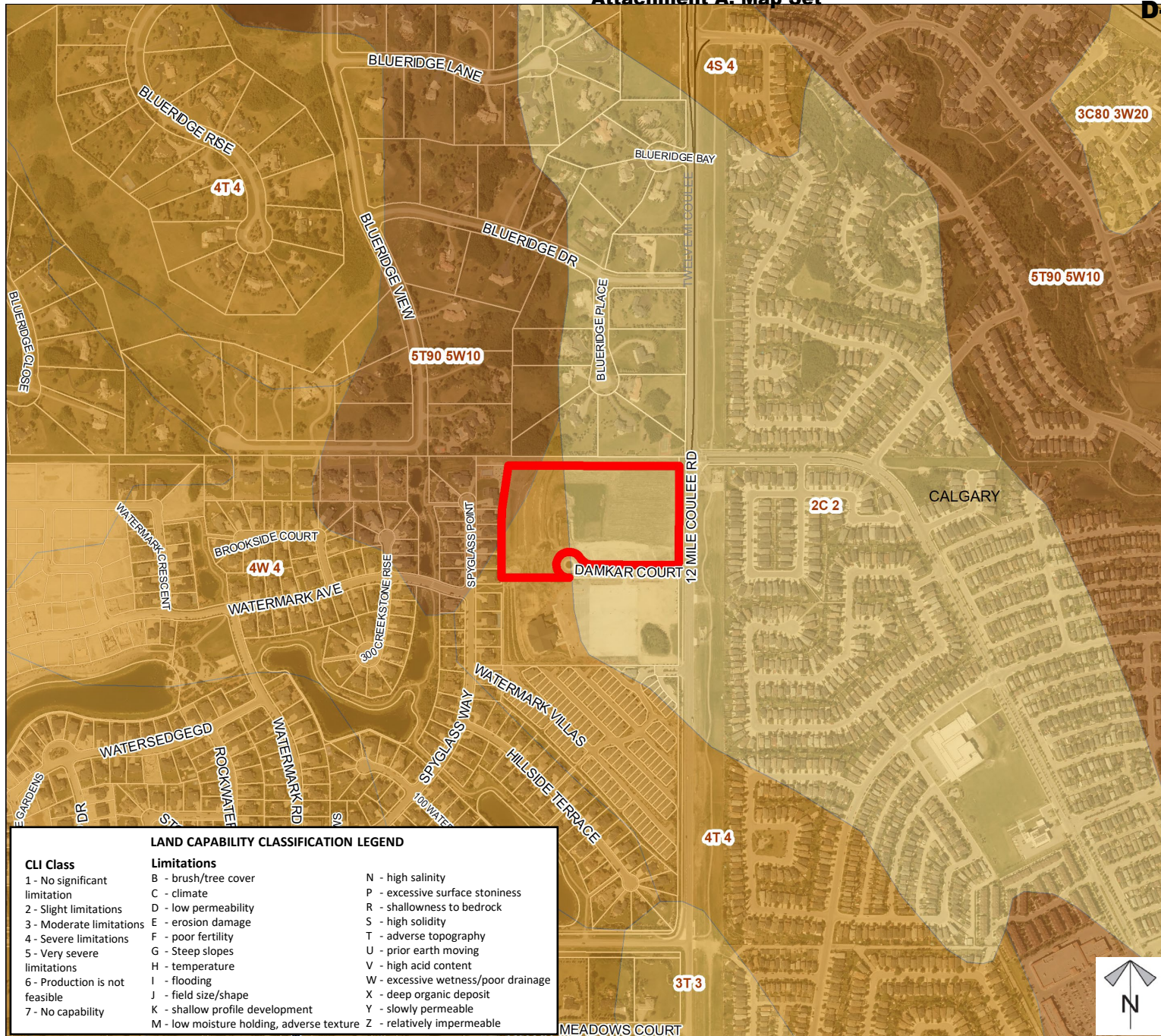
Soil Classifications

Conceptual Scheme Amendment Proposal

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Redesignation Proposal

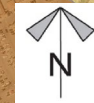
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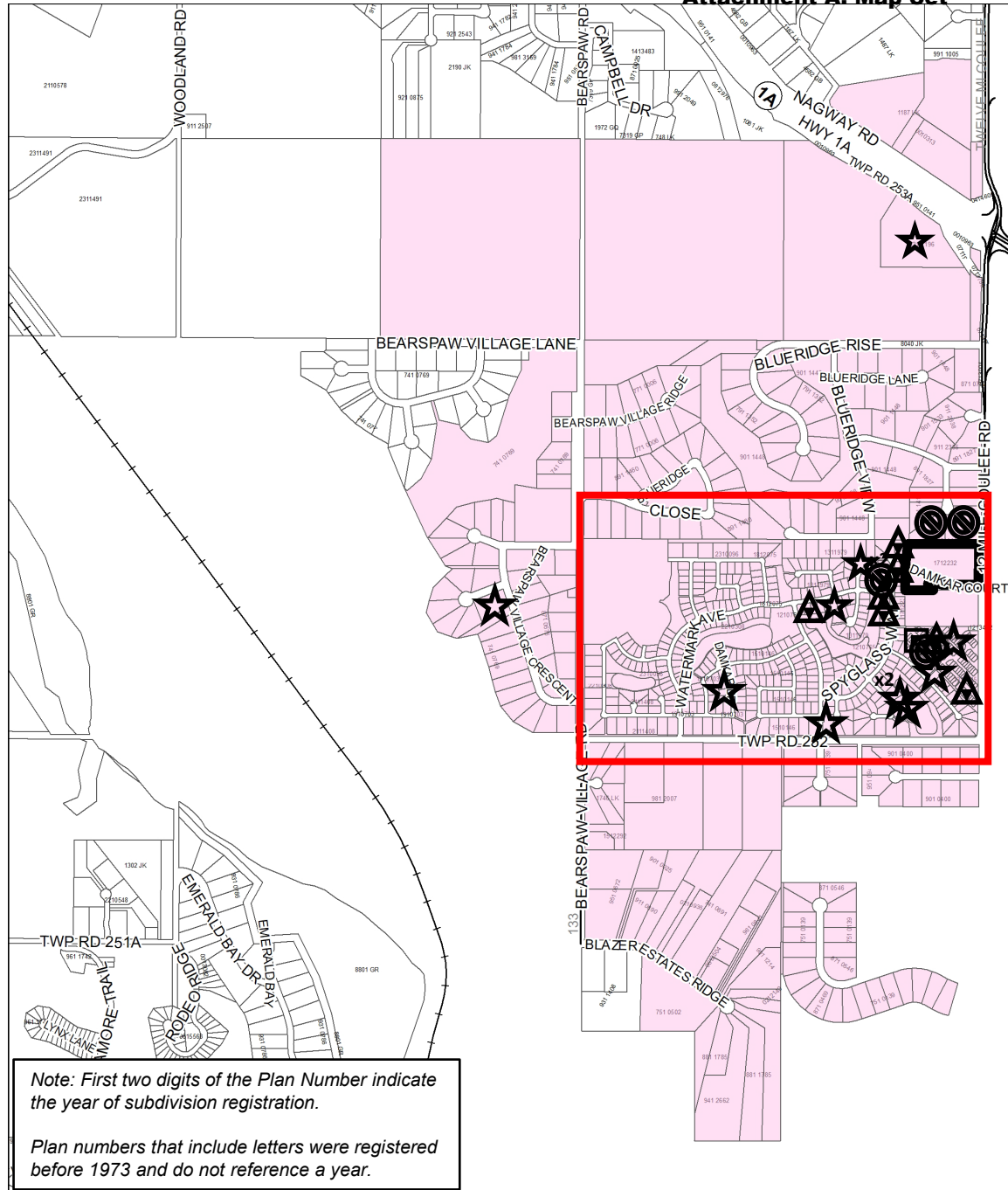


LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

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City of Calgary
Support x17 from 16
unique addresses

**Rock View County
(Outside Circulation Area)**
Support x14 from 12
unique addresses

Addresses Unknown
Support x2
Opposed x2

Town of Cochrane
Support x1

**Landowner
Circulation
Area**





**Conceptual Scheme
Amendment Proposal**

To amend the Watermark
Conceptual Scheme,
inserting Appendix 9,
which will provide a policy
framework for the
development of up to 79
villa-style bungalows
catering to seniors.

Redesignation Proposal

To redesignate the subject
lands from Residential
Rural District (p4.0) to
Direct Control District to
accommodate up to 79
villa-style bungalows
catering to seniors.

Legend

- Support 
- Not Support 
- Questions/ Concerns 
- Neutral 

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Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.



Landowner Circulation Area





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