

Location & Context

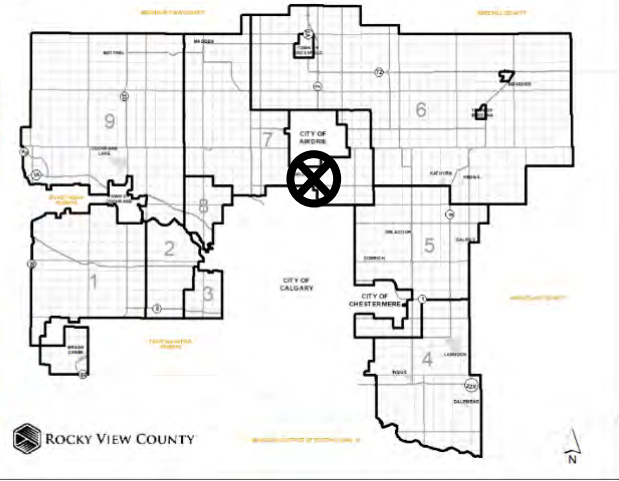
Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 residential units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses and reference related to Schedule B, delete the existing Schedule B, and replace the existing Schedule A with the proposed one

*Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M*

Printed: December 21, 2020



Proposed Site Plan for Stage 1

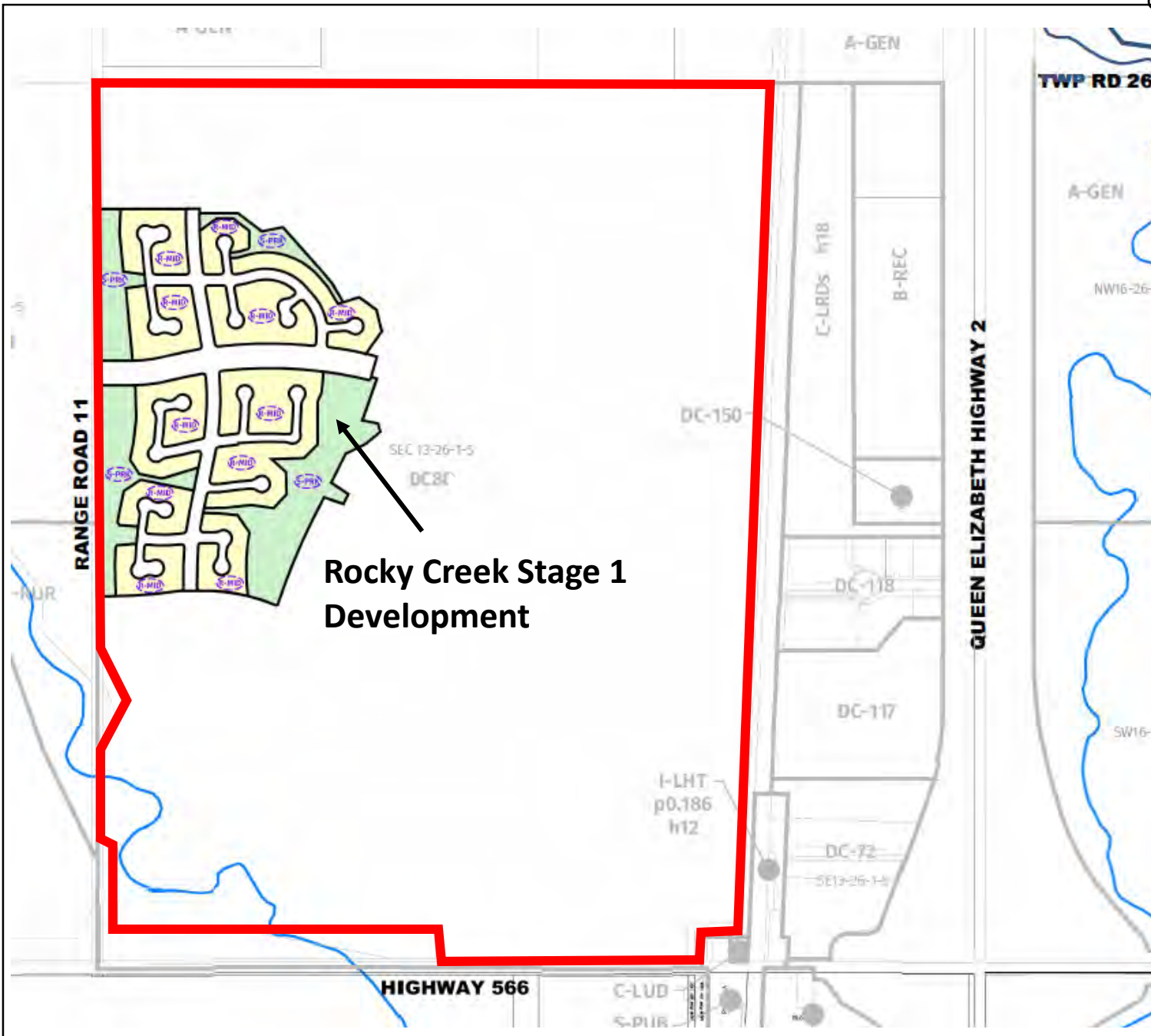
Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 residential units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses and reference related to Schedule B, delete the existing Schedule B, and replace the existing Schedule A with the proposed one

Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M

Printed: December 21, 2020



Rocky Creek Stage 1 Development

Development Proposal

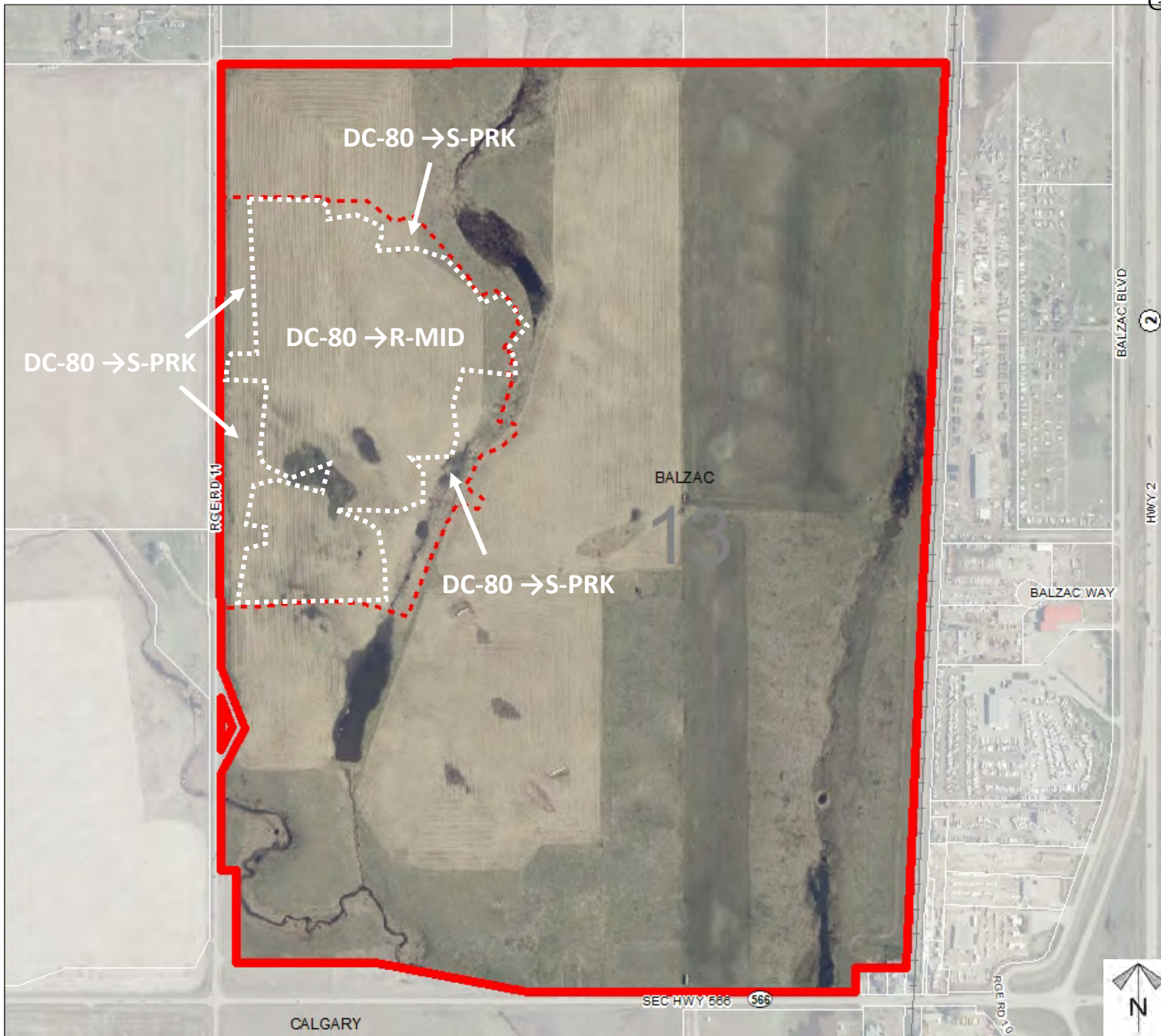
Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 residential units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses and reference related to Schedule B, delete the existing Schedule B, and replace the existing Schedule A with the proposed one

Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M

Printed: December 21, 2020



Environmental

Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 residential units.

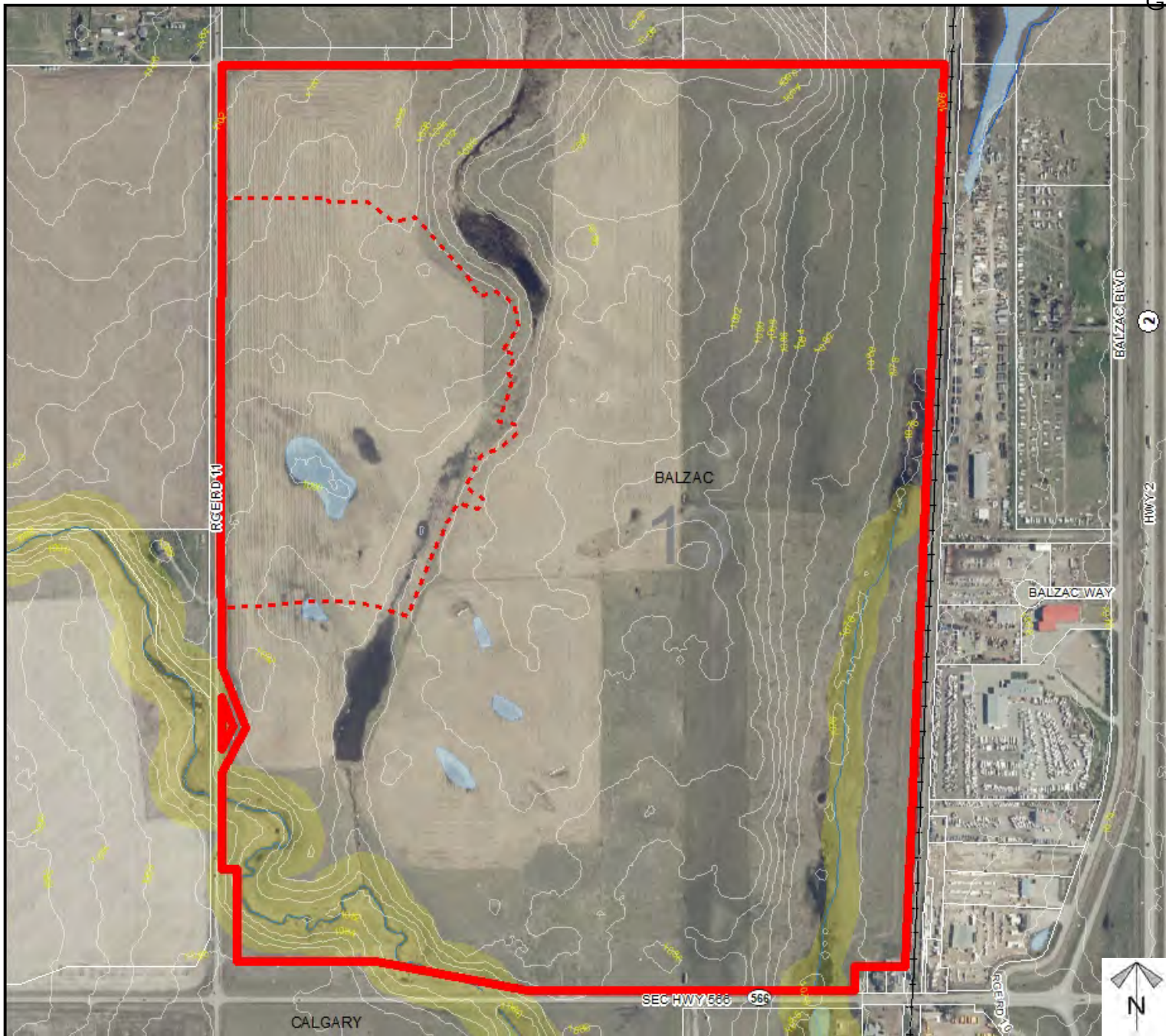
DC-80 (Direct Control)

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

comparing, and represent the existing Schedule A with the proposed one

Division: 7
Roll: 06513002
File: PL20200174
Legal: Lot:1
Block:5
Plan:0311824;
W-13-26-01-W05M

Printed: December 21, 2020



Soil Classifications

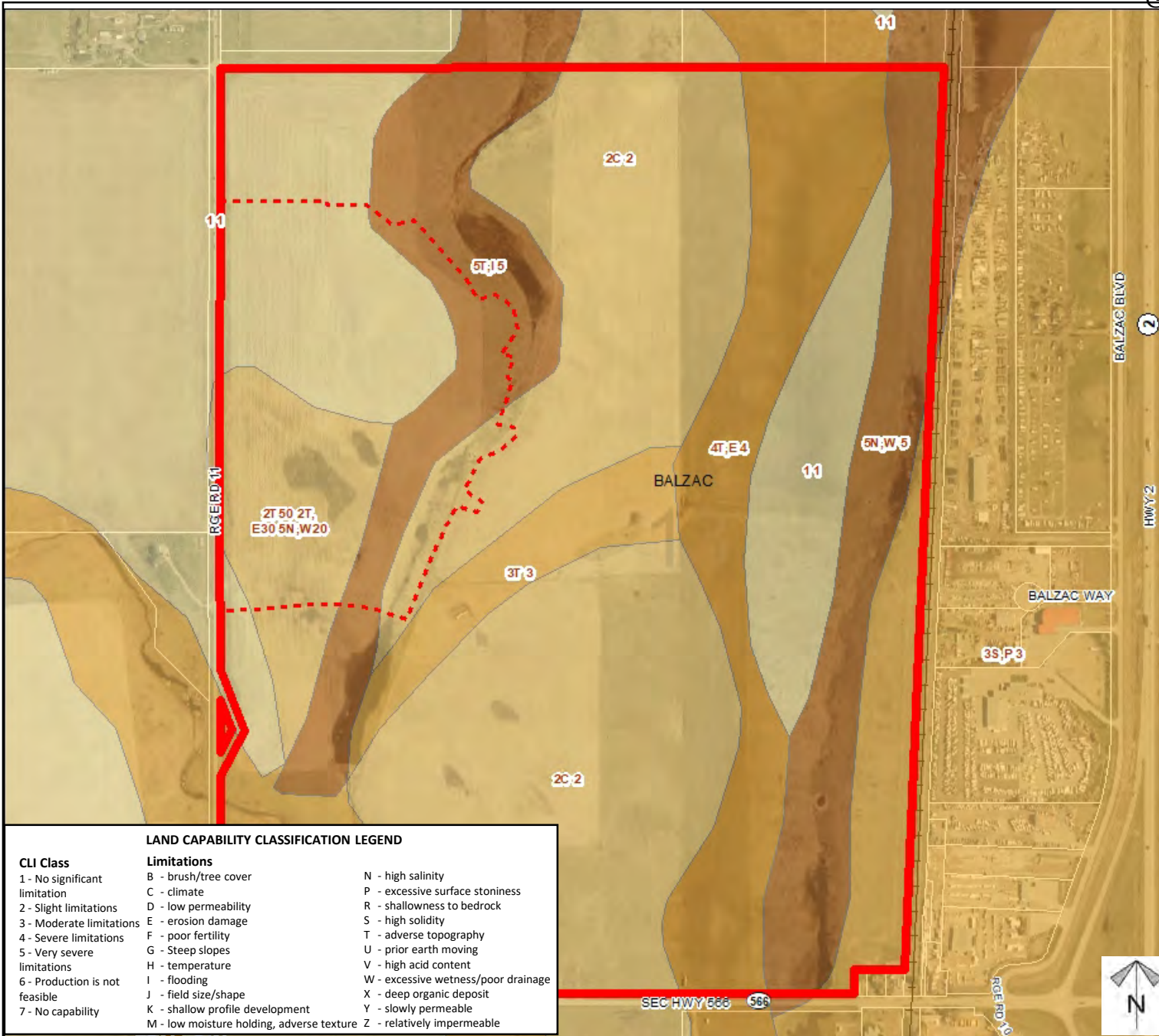
Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 residential units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses and reference related to Schedule B, delete the existing Schedule B, and replace the existing Schedule A with the proposed one

Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M

Printed: December 21, 2020



LAND CAPABILITY CLASSIFICATION LEGEND

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

The existing Schedule A & B within DC-80 (Bylaw C-5613-2002) will be deleted and replaced with the new one

**DC-80
 Amendment**

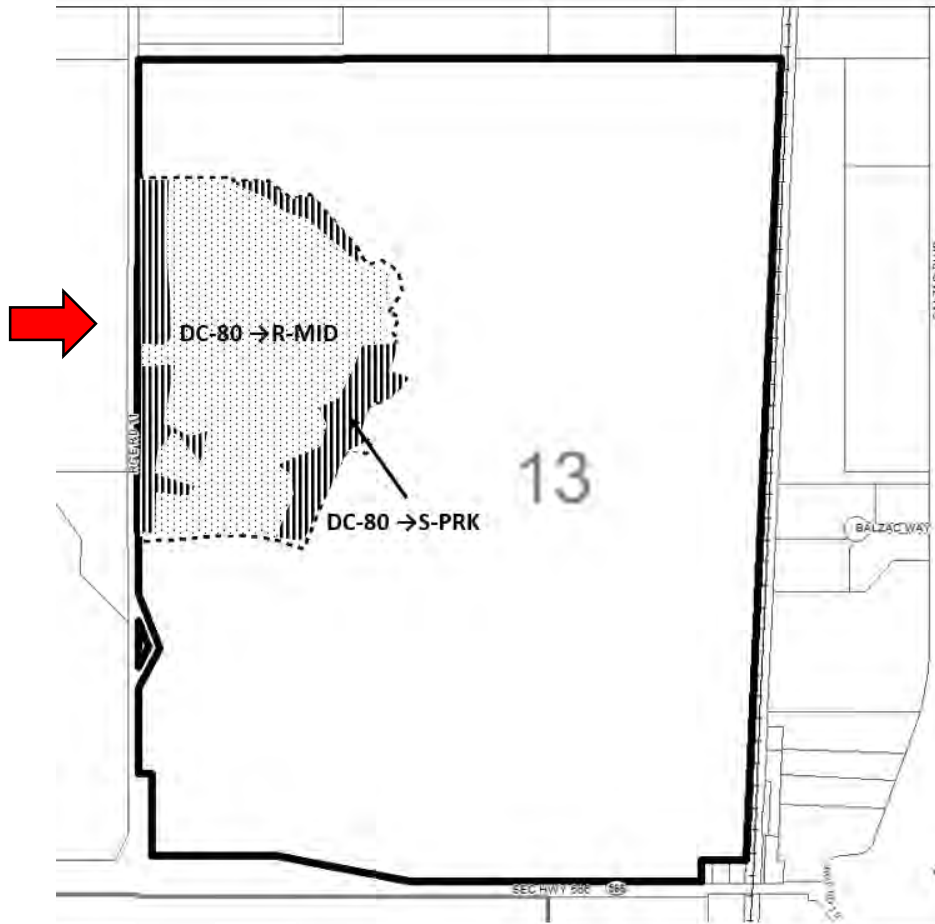
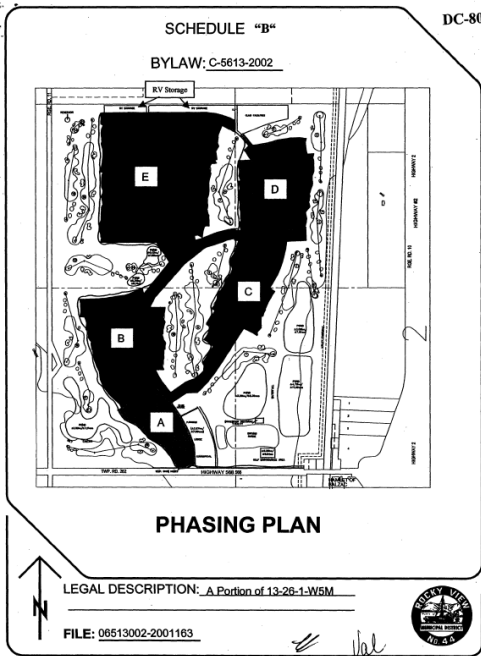
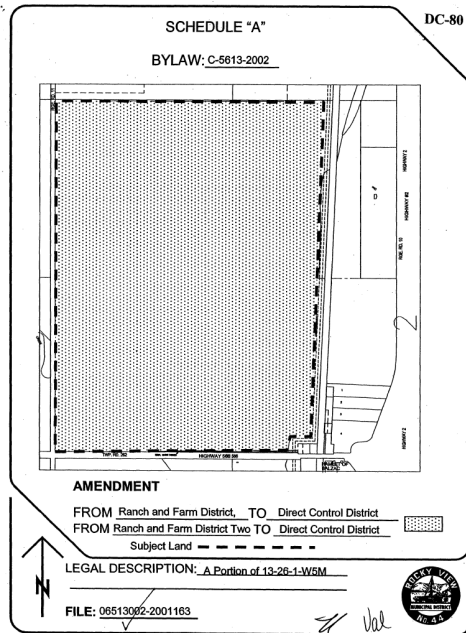
Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 residential units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses and reference related to Schedule B, delete the existing Schedule B, and replace the existing Schedule A with the proposed one

*Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M*

Printed: December 21, 2020



Landowner Circulation Area

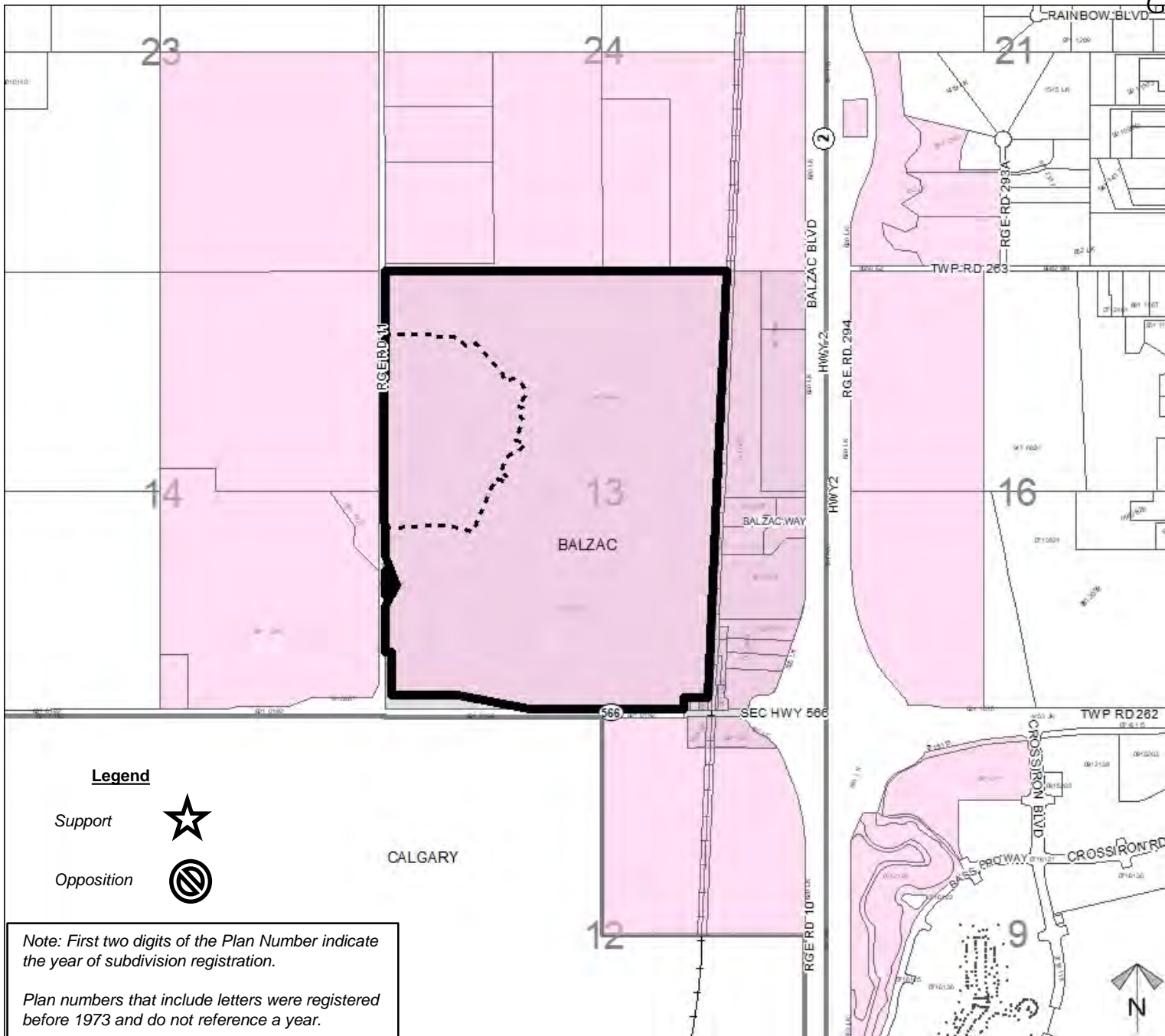
Redesignation Proposal

Rocky Creek Stage 1 Development: To redesignate ± 30.59 hectare (± 75.59 acre) of the subject land from Direct Control District (DC-80) to Residential, Mid-Density Urban District (R-MID) and Special, Parks and Recreation District (S-PRK), in order to facilitate the creation of 234 residential units.

DC-80 (Direct Control Bylaw C-5613-2002) Amendment: To delete clauses and reference related to Schedule B, delete the existing Schedule B, and replace the existing Schedule A with the proposed one

Division: 7
 Roll: 06513002
 File: PL20200174
 Legal: Lot:1
 Block:5
 Plan:0311824;
 W-13-26-01-W05M

Printed: December 21, 2020



Legend

Support



Opposition



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.