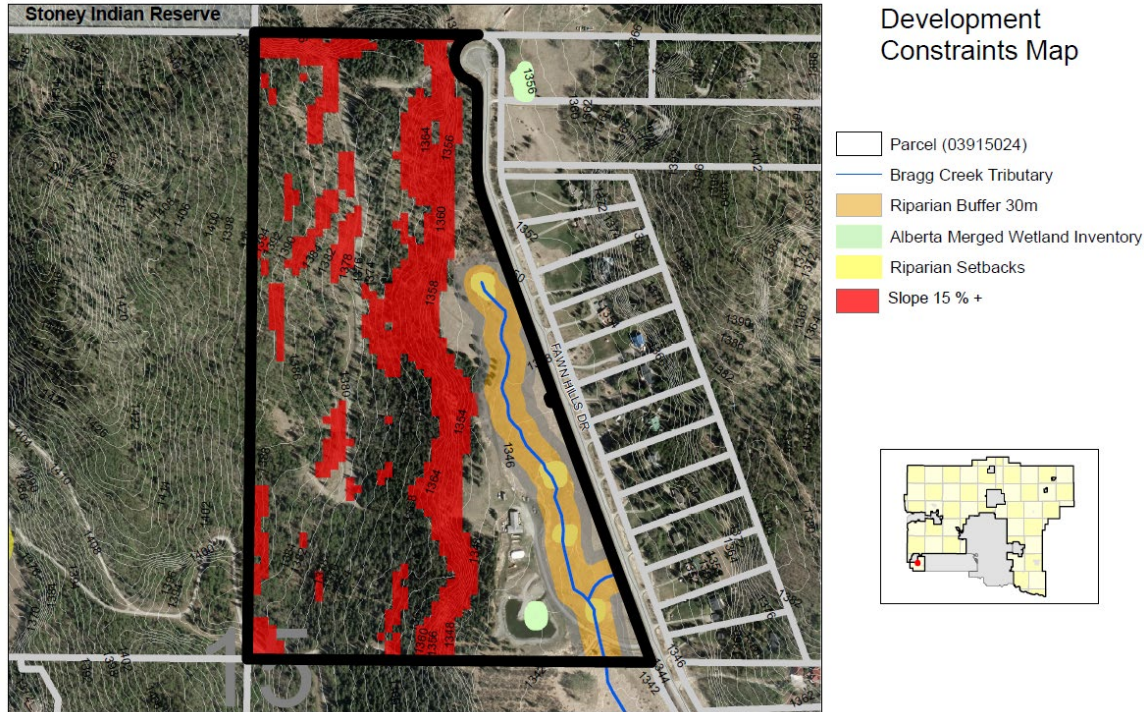




ATTACHMENT 'C': GROSS DEVELOPABLE AREA CALCULATION

The Greater Bragg Creek Area Structure Plan (Policy 7.4.4 d) allows one lot per 4 acres of Gross Developable Area in the West Bragg Creek area. The Gross Developable Area is the amount of land that remains once the development constraints such as steep slopes, wetlands, and riparian areas are subtracted from the title area.

The following map and table outlines the Gross Developable Area calculation as per the Greater Bragg Creek ASP. The proposed density exceeds what is allowed in the West Bragg Creek area.



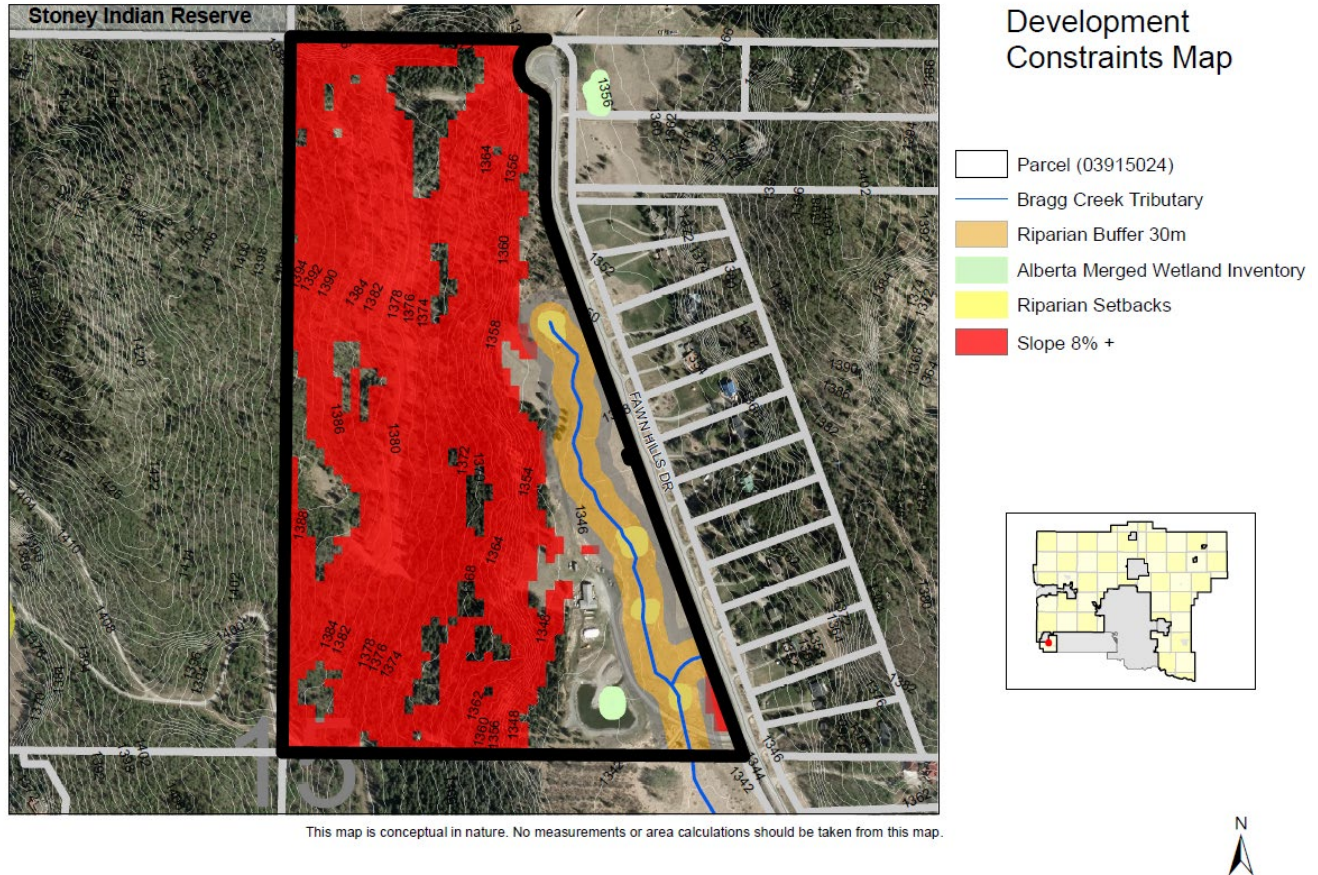
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Density and Gross Developable Area Calculation (15% slope)	
Subject land area:	± 76.64 acres
Areas to be excluded <ul style="list-style-type: none"> Slope greater than 15%: ± 18.2 acres Wetland area: ± 0.35 acres Riparian Area: ± 8.66 acres 	± 27.29 acres
Gross Developable Area (GDA):	± 49.35 acres
Area Structure Plan allows 1 lot per 4 acre of GDA	± 49.35 acres/4 acre
Maximum lots as per ASP policy	12 lots
Proposed number of lots	22 lots



The following map and table outlines the Gross Developable Area calculation using 8% slope. According to the Greater Bragg Creek Area Structure Plan, areas of unstable slopes should be dedicated as environmental reserve or environmental reserve. The Environmental Reserve dedication would affect the Gross Developable Area.

The Applicant did not provide a slope stability study as part of the application.



Density and Gross Developable Area Calculation (8% slope)	
Subject land area:	± 76.64 acres
Areas to be excluded <ul style="list-style-type: none"> Slope greater than 8%: ± 46.53 acres Wetland area: ± 0.35 acres Riparian Area: ± 8.66 acres 	± 55.54 acres
Gross Developable Area (GDA):	± 21.10 acres
Area Structure Plan allows 1 lot per 4 acre of GDA	± 21.10 acres/4 acre
Maximum lots as per ASP policy	5 lots
Proposed number of lots	22 lots