ROCKY VIEW COUNTY

Location & Context

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Division:1
Roll: 03915024
File: PL20190103
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M

ROCKY VIEW COUNTY

Development Proposal

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



Division:1
Roll: 03915024
File: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M

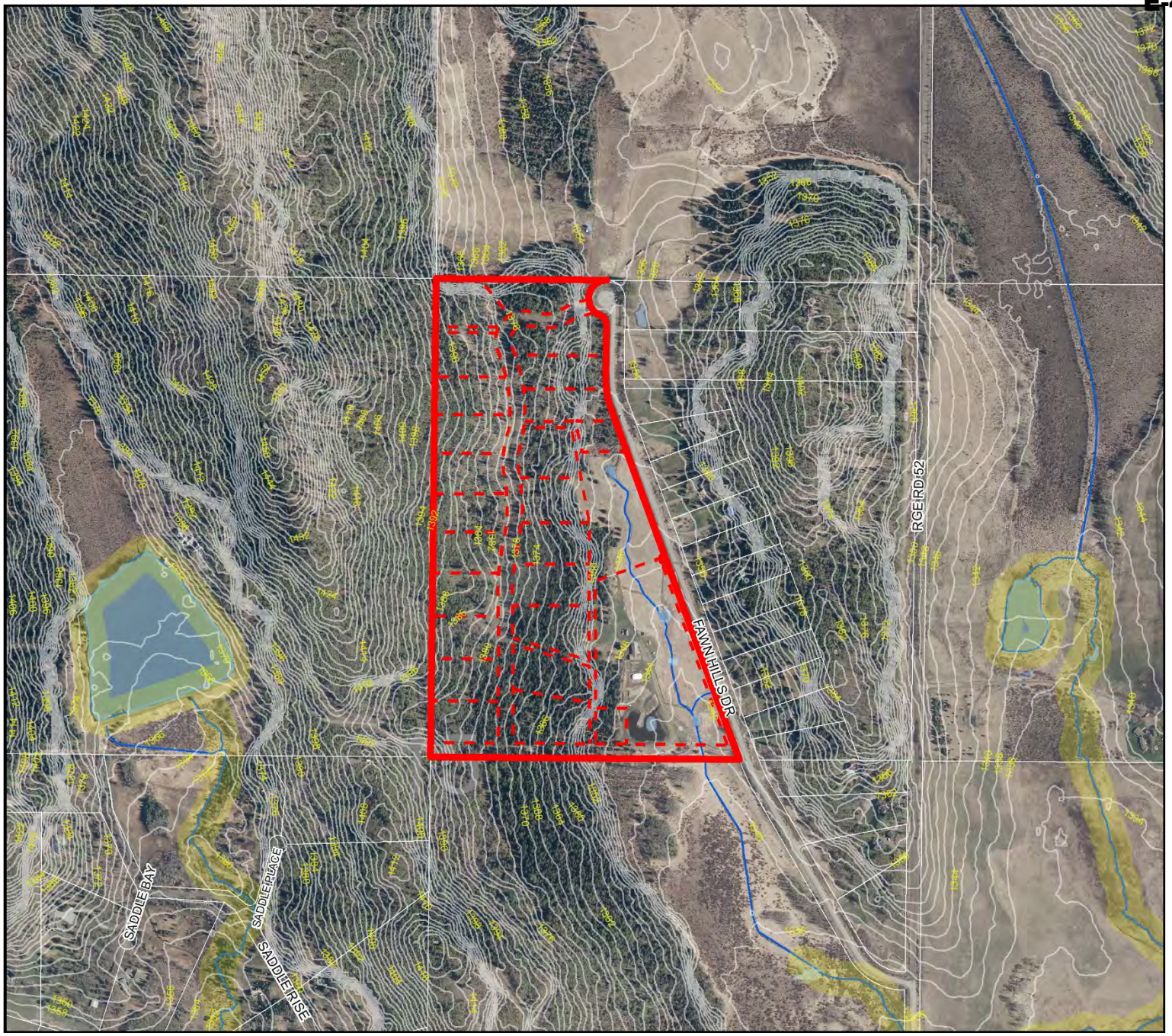
ROCKY VIEW COUNTY

Environmental

Redesignation Proposal

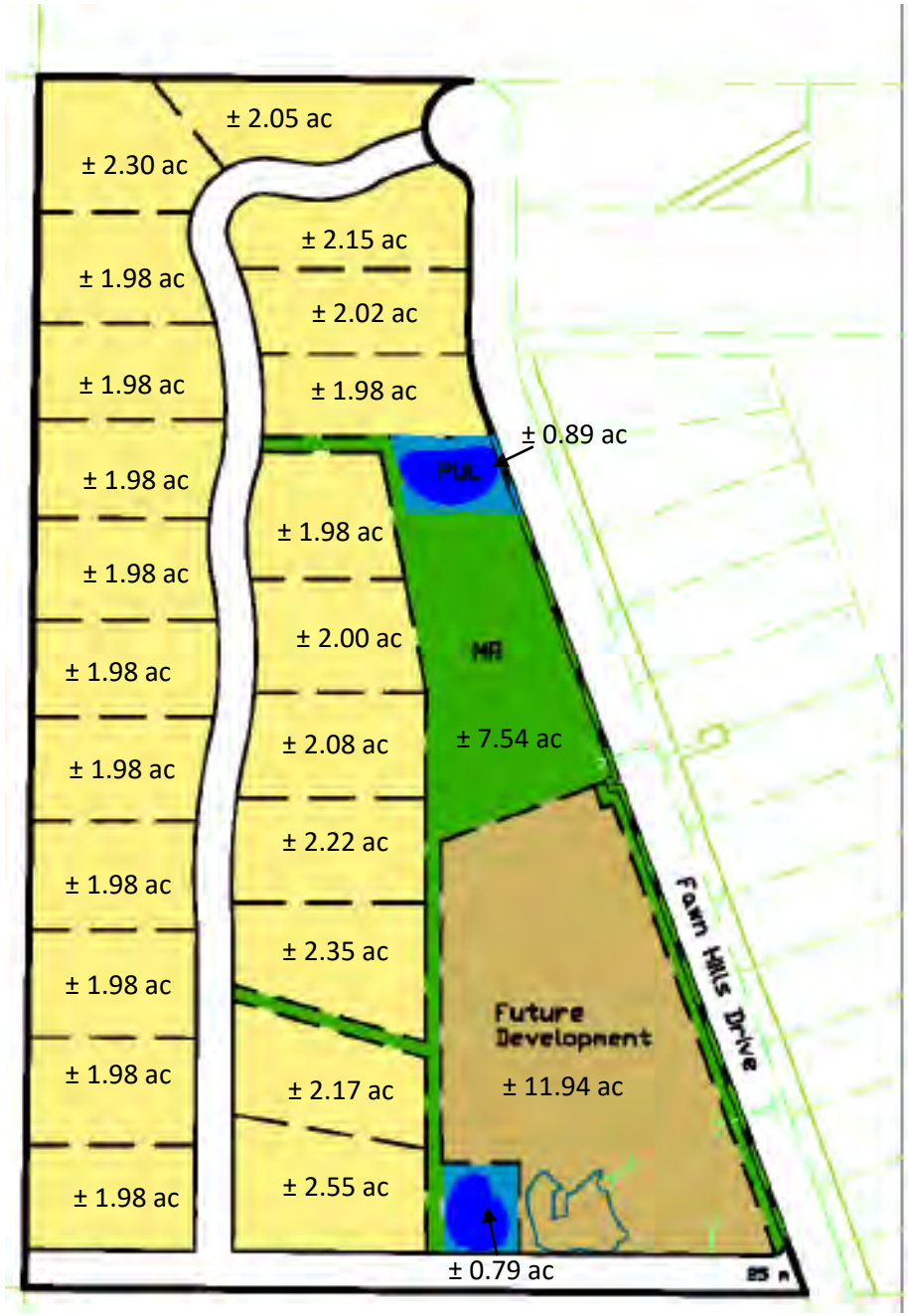
PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal



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

Division:1
Roll: 03915024
File: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M



Development Concept

Ranch and Farm (RF) to Residential One (R-1)

Property Area 30.2 ha (74.64 acres)

W of Road on Subdivision Plan 7810784 except Plan 8610299

Title No. 071 127 759

NE-15-23-5-W5M

Municipally known as 79 Fawn Hills Drive Rocky View County

Residential

Open Space

Future Development

PUL

N

"No hurdle too high"

Firm Name and Address

Carswell Planning Inc.

Bart.Carswell@carswellplanning.ca

587-437-6788

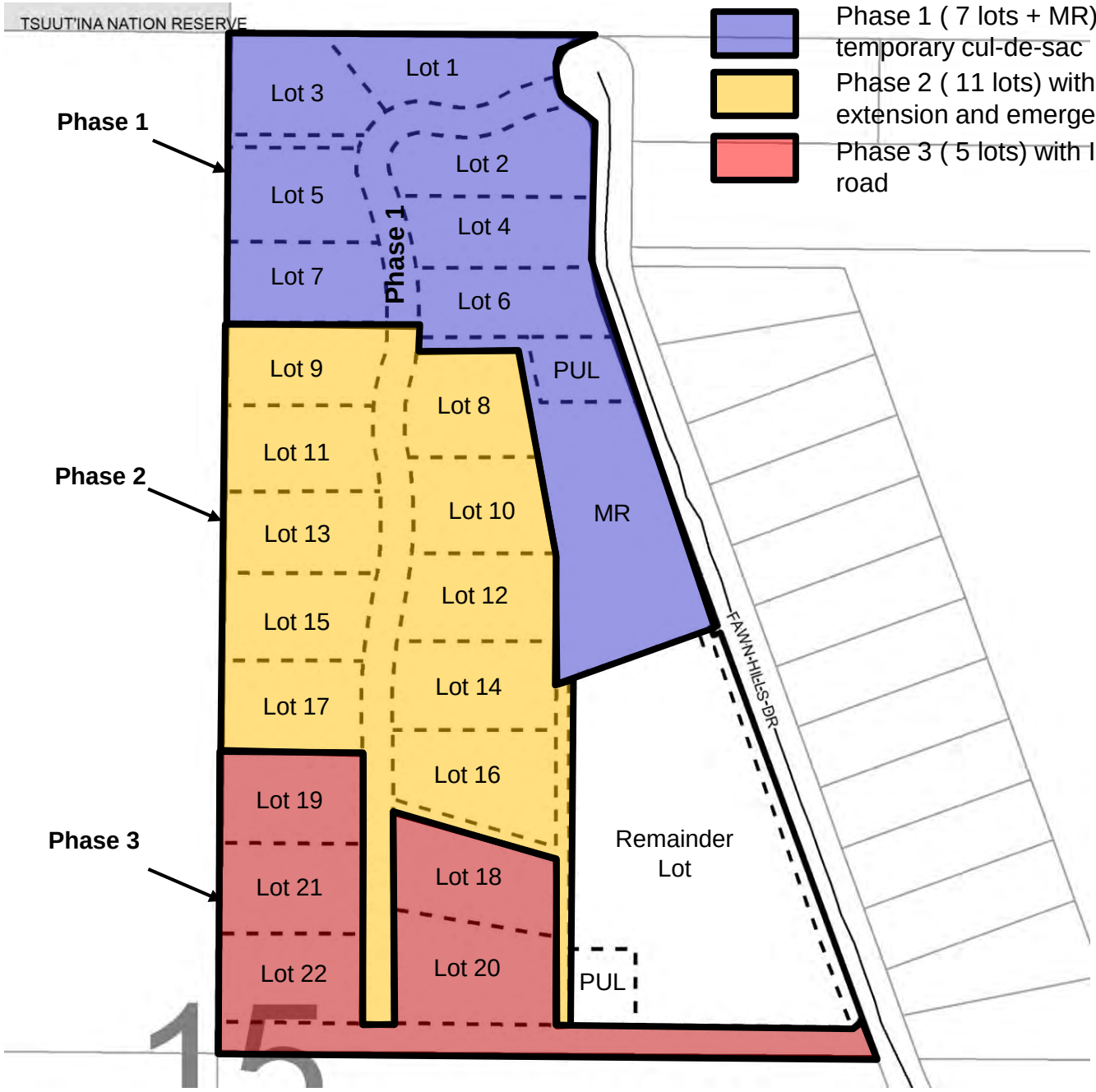
Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Division:1
Roll: 03915024
File: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M

ROCKY VIEW COUNTY



Phasing

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Division:1
Roll: 03915024
File: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M

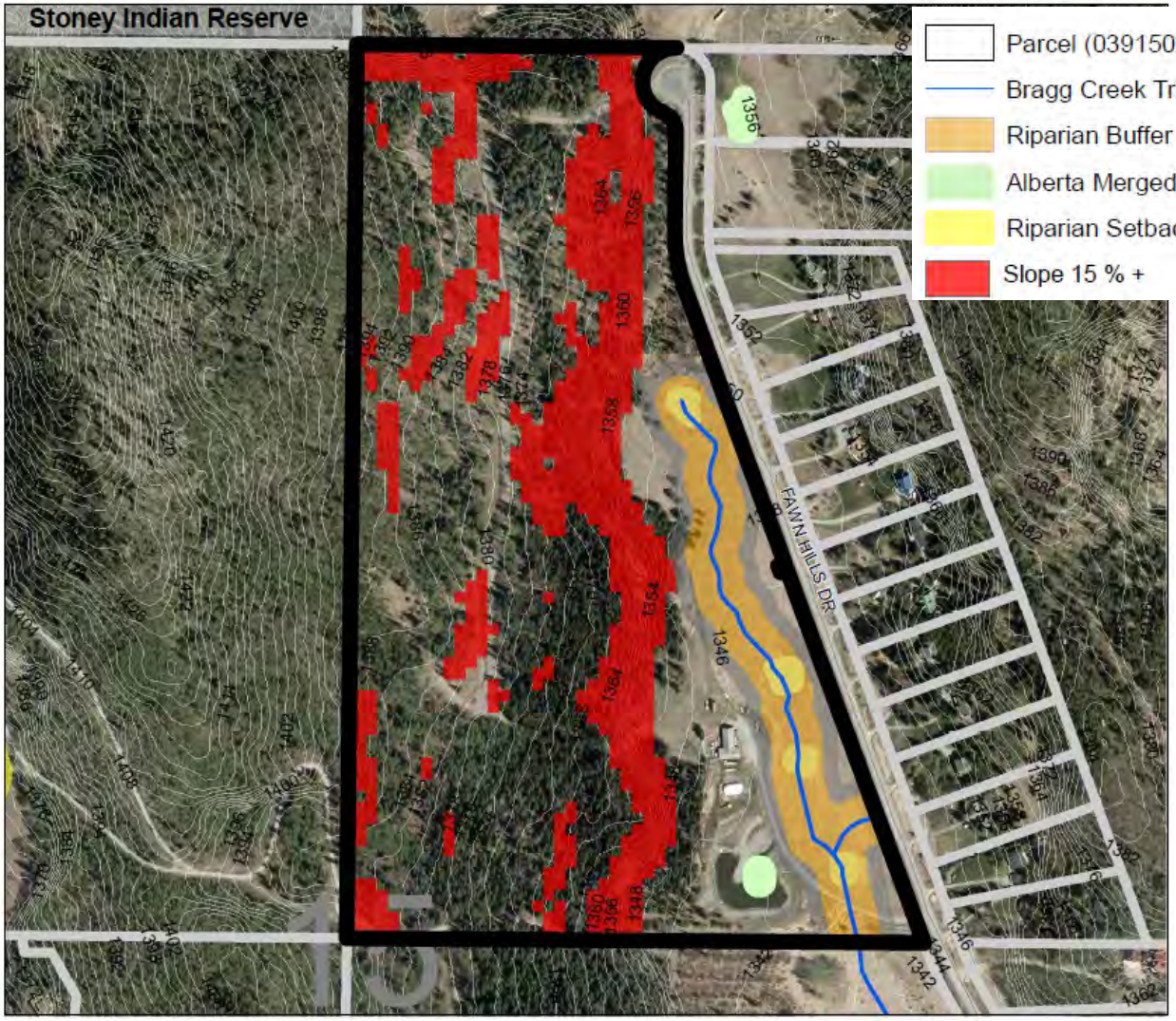
ROCKY VIEW COUNTY

Development Constraints (+15% slopes)

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.



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

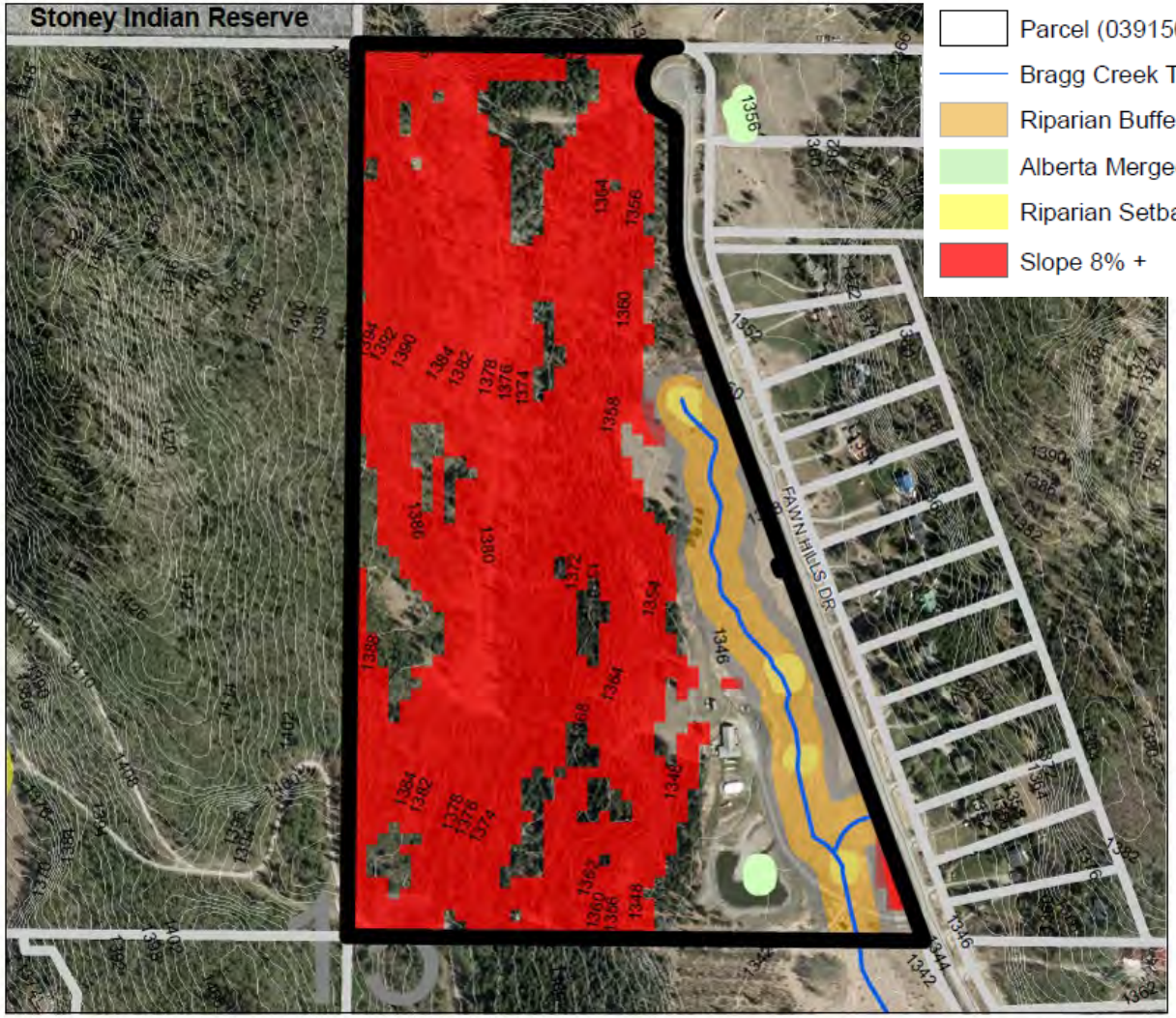
Subject land area:	76.64 ac	**Maximum lots per ASP:**	**12 lots**
Slope greater than 8%:	18.20 ac	**Proposed lots:**	**22 lots**
Wetland area:	0.35 ac		
Riparian area:	8.66 ac		
Gross Developable Area:	**49.35 ac**		

Division:1
Roll: 03915024
File: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M

ROCKY VIEW COUNTY

Development Constraints (+8% slopes)

Redesignation Proposal



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

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

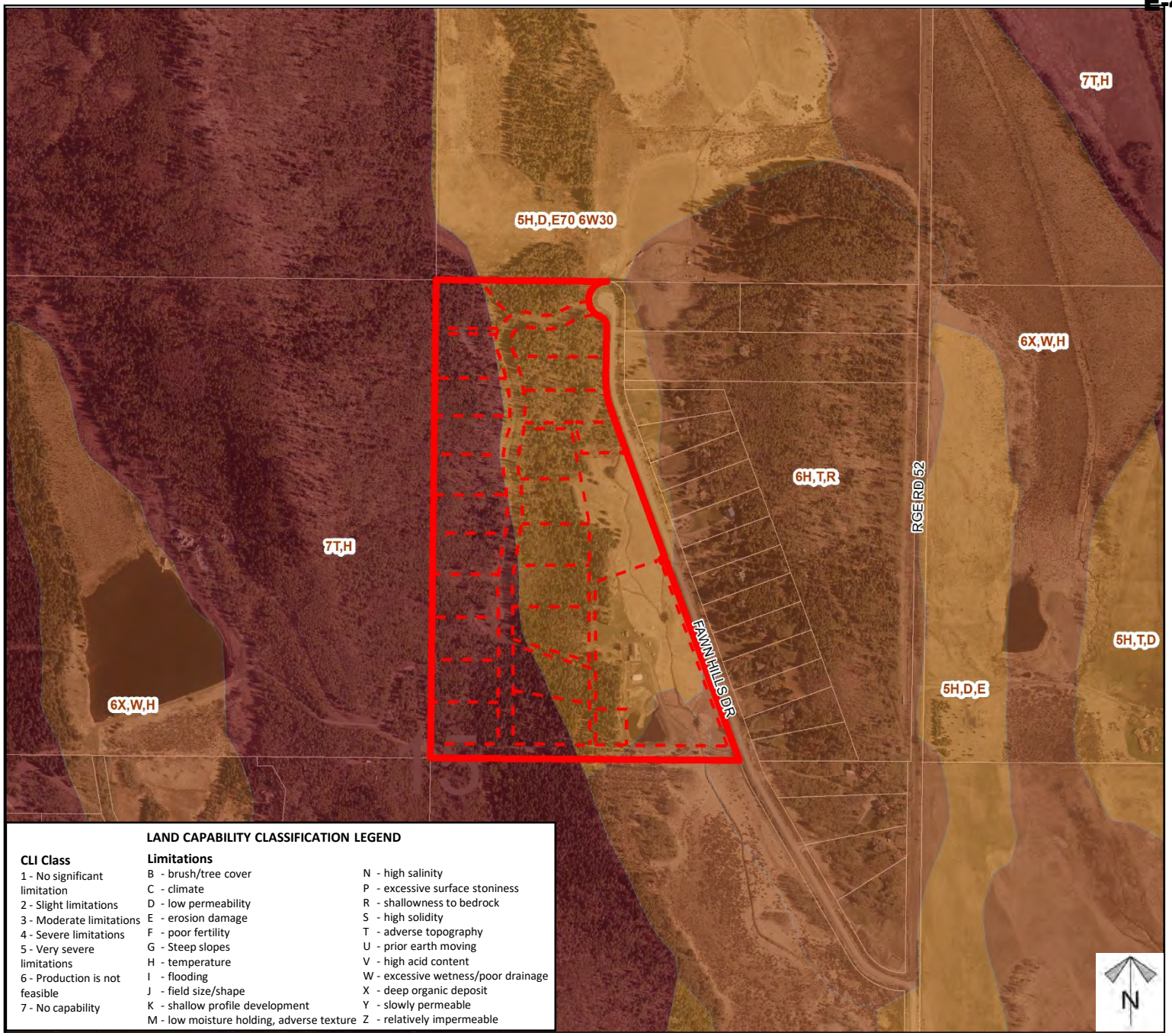
PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Subject land area:	76.64 ac	**Maximum lots per ASP:**	**5 lots**
Slope greater than 8%:	46.53 ac	**Proposed lots:**	**22 lots**
Wetland area:	0.35 ac		
Riparian area:	8.66 ac		
Gross Developable Area:	**21.10 ac**		

Division:1
Roll: 03915024
File: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M

ROCKY VIEW COUNTY

Soil Classifications



LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class

1 - No significant limitation
2 - Slight limitations
3 - Moderate limitations
4 - Severe limitations
5 - Very severe limitations
6 - Production is not feasible
7 - No capability

Limitations

B - brush/tree cover
C - climate
D - low permeability
E - erosion damage
F - poor fertility
G - Steep slopes
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

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

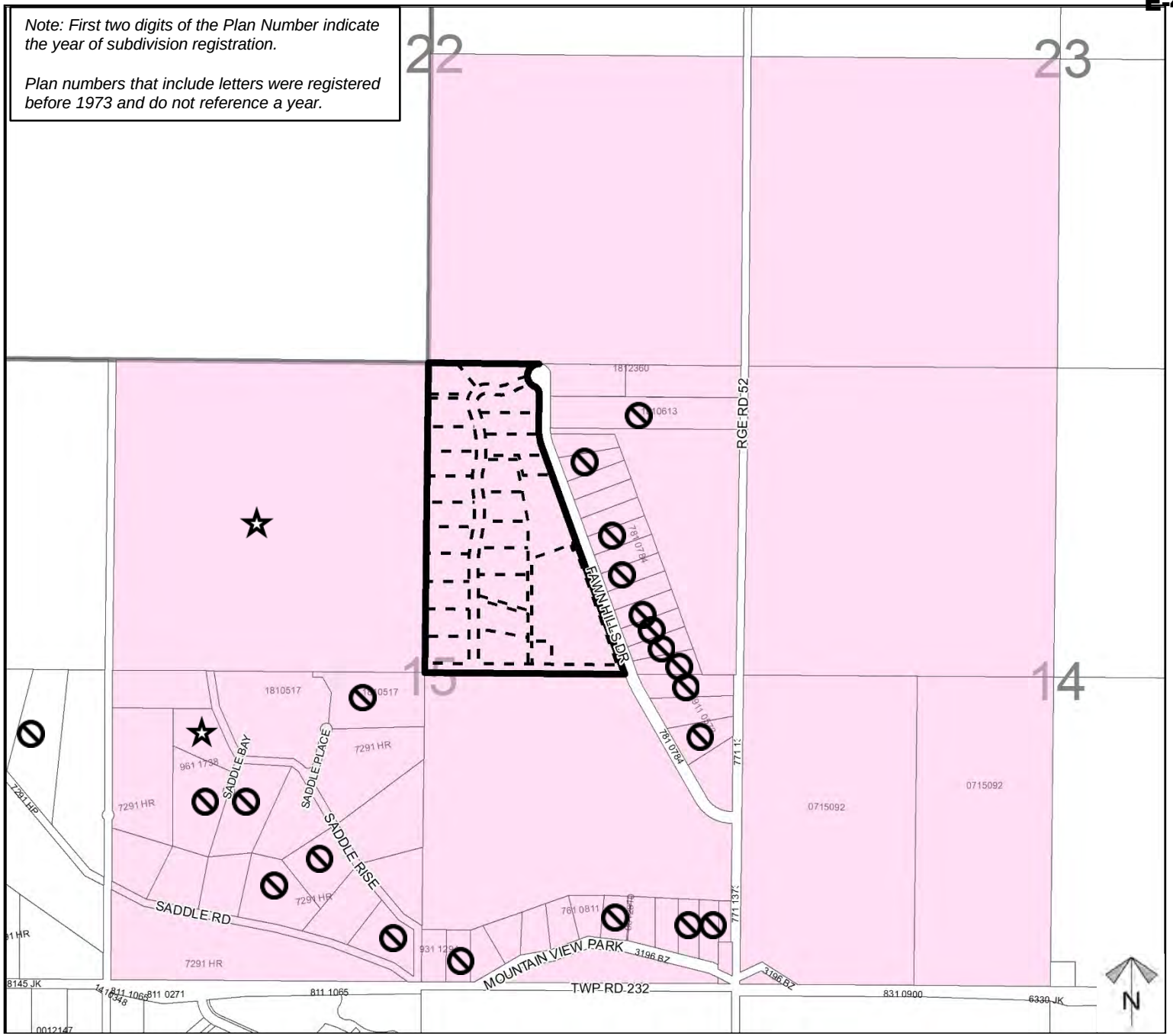
Division:1
Roll: 03915024
File: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M

ROCKY VIEW COUNTY

ATTACHMENT 'E': MAP SET

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

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

Legend

Support

x 6 located outside of the map

Opposition

x 7 located outside of the map

Division:1
Roll: 03915024
File: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M