

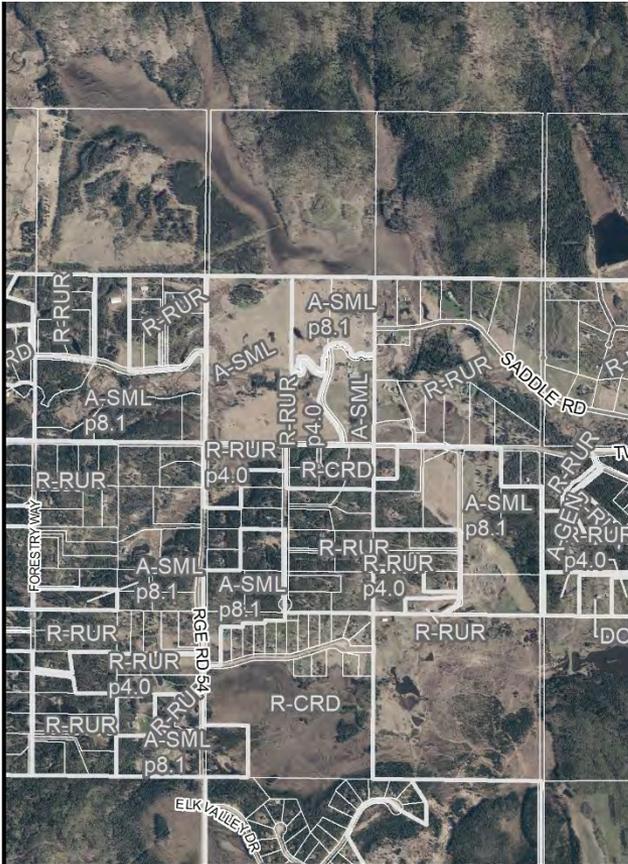
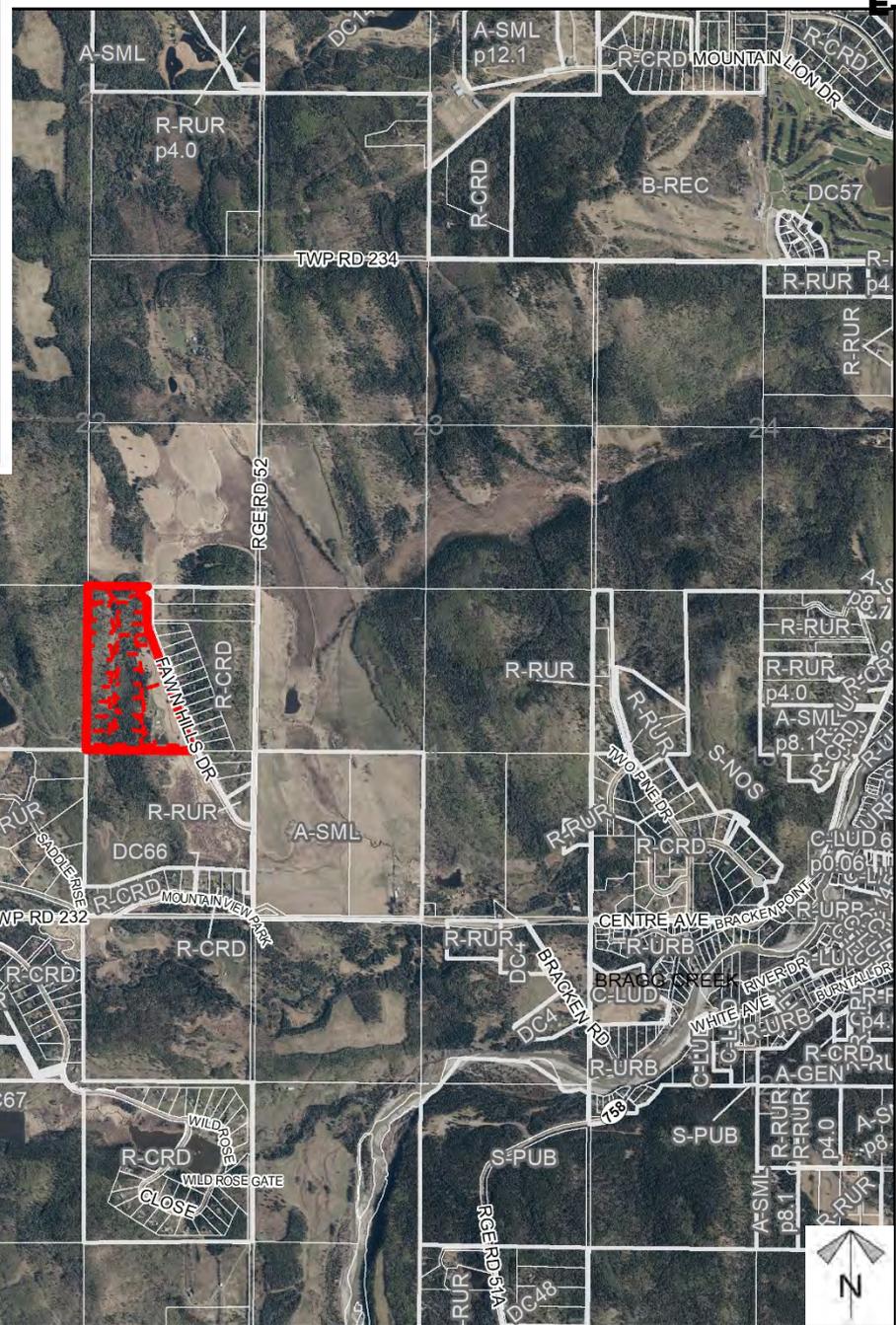
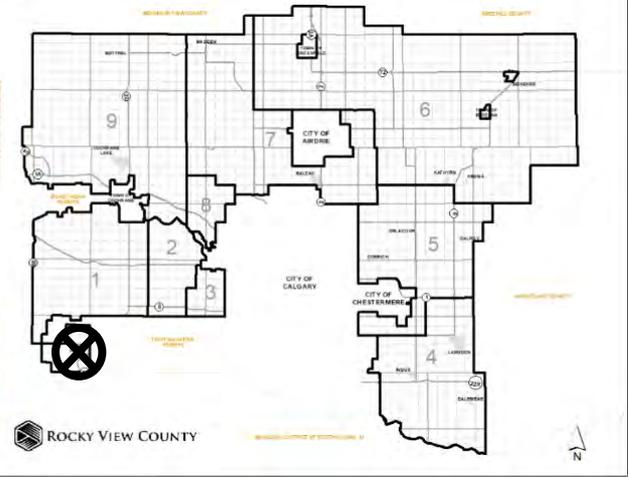
Location & Context

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: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M



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*



Environmental

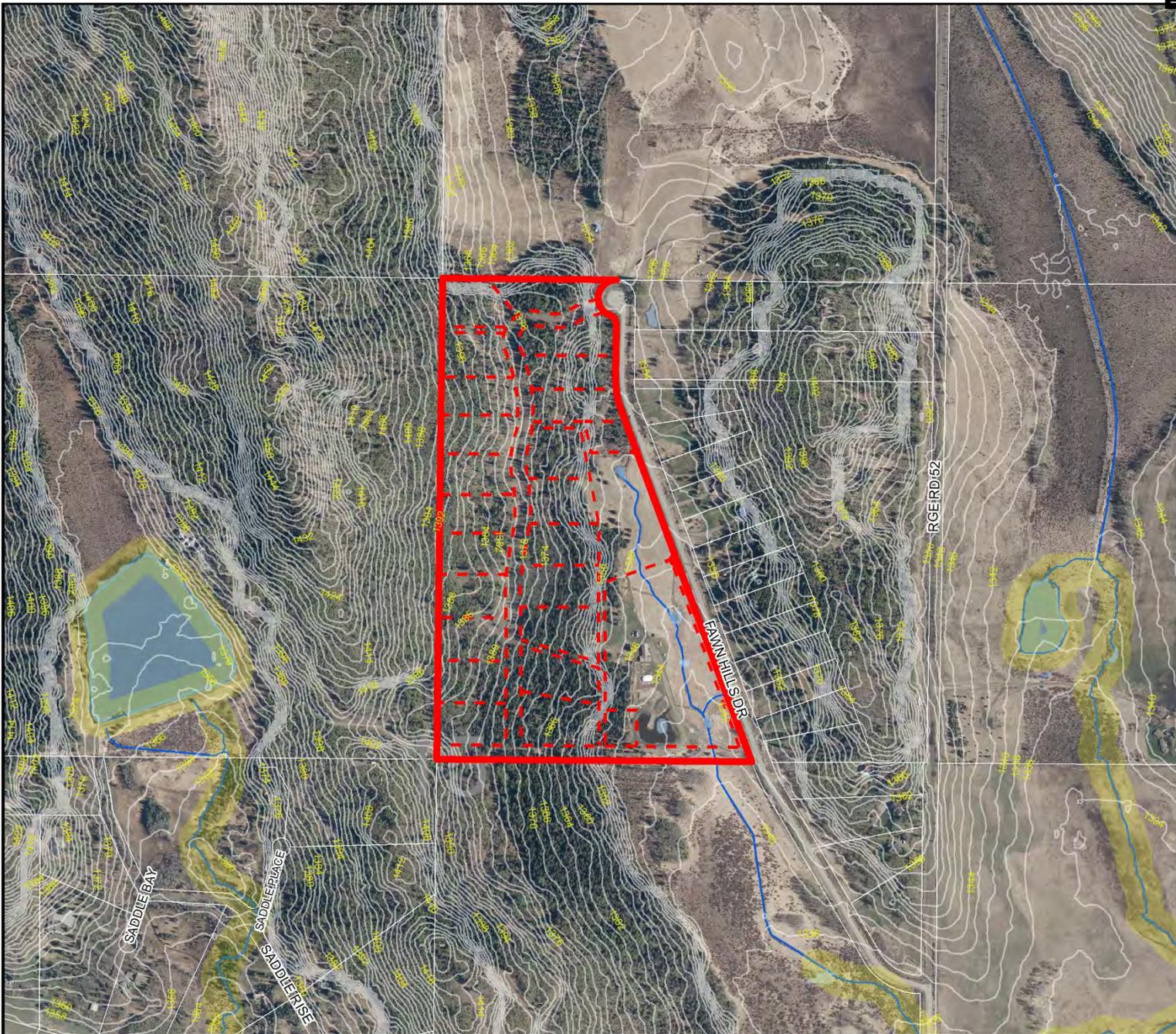
Redesignation Proposal

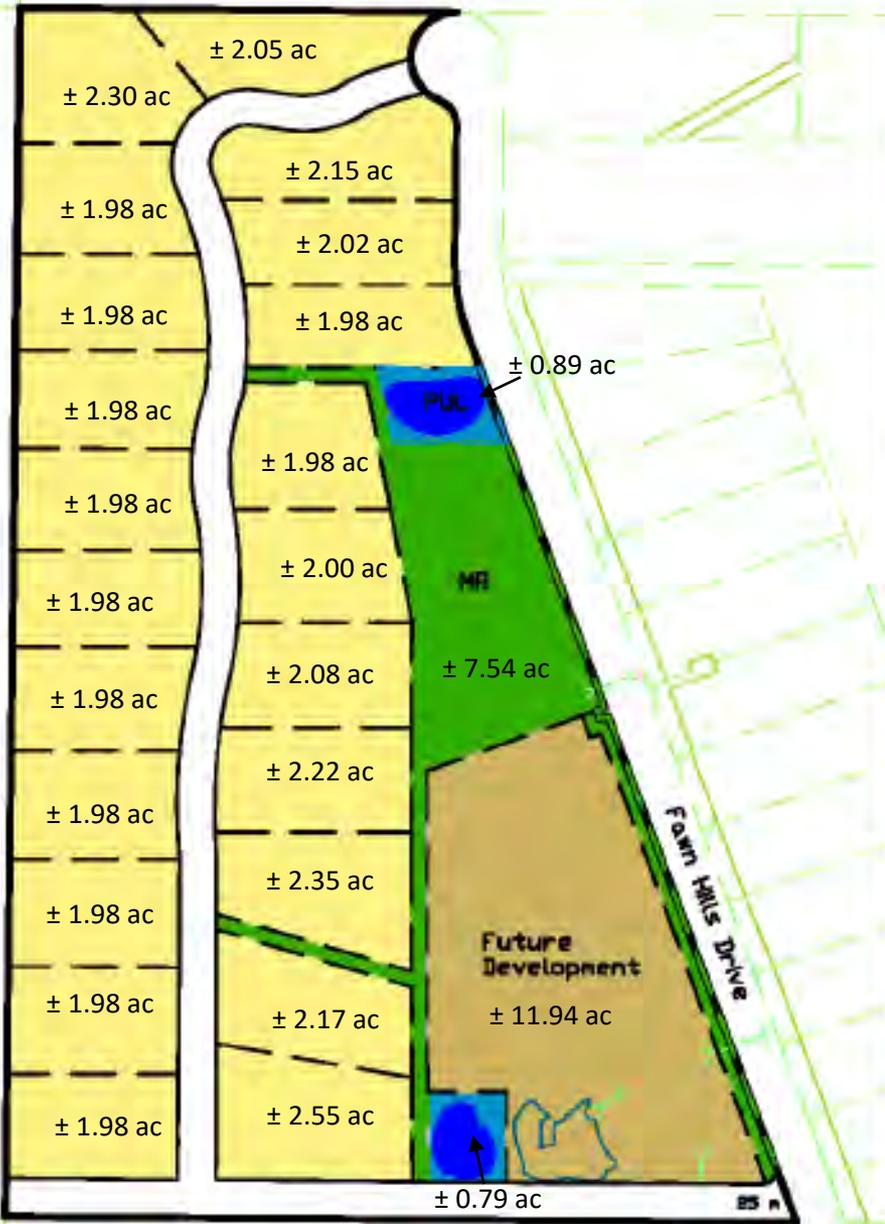
PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

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



Firm Name and Address

Carswell Planning Inc.

307-437-6788
307-437-6788

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

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

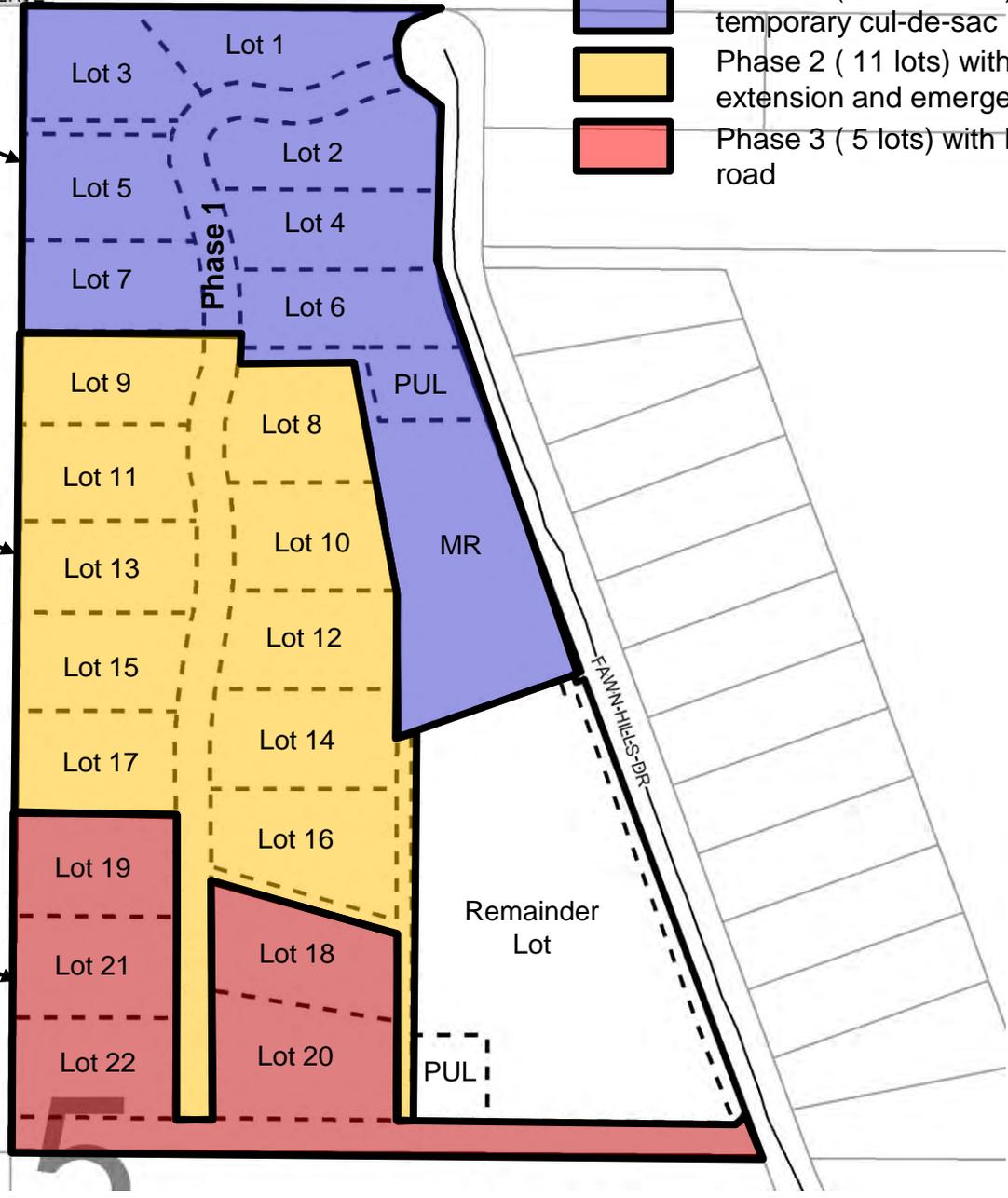
TSUUT'INA NATION RESERVE

-  Phase 1 (7 lots + MR) with temporary cul-de-sac
-  Phase 2 (11 lots) with road extension and emergency access
-  Phase 3 (5 lots) with Internal road

Phase 1

Phase 2

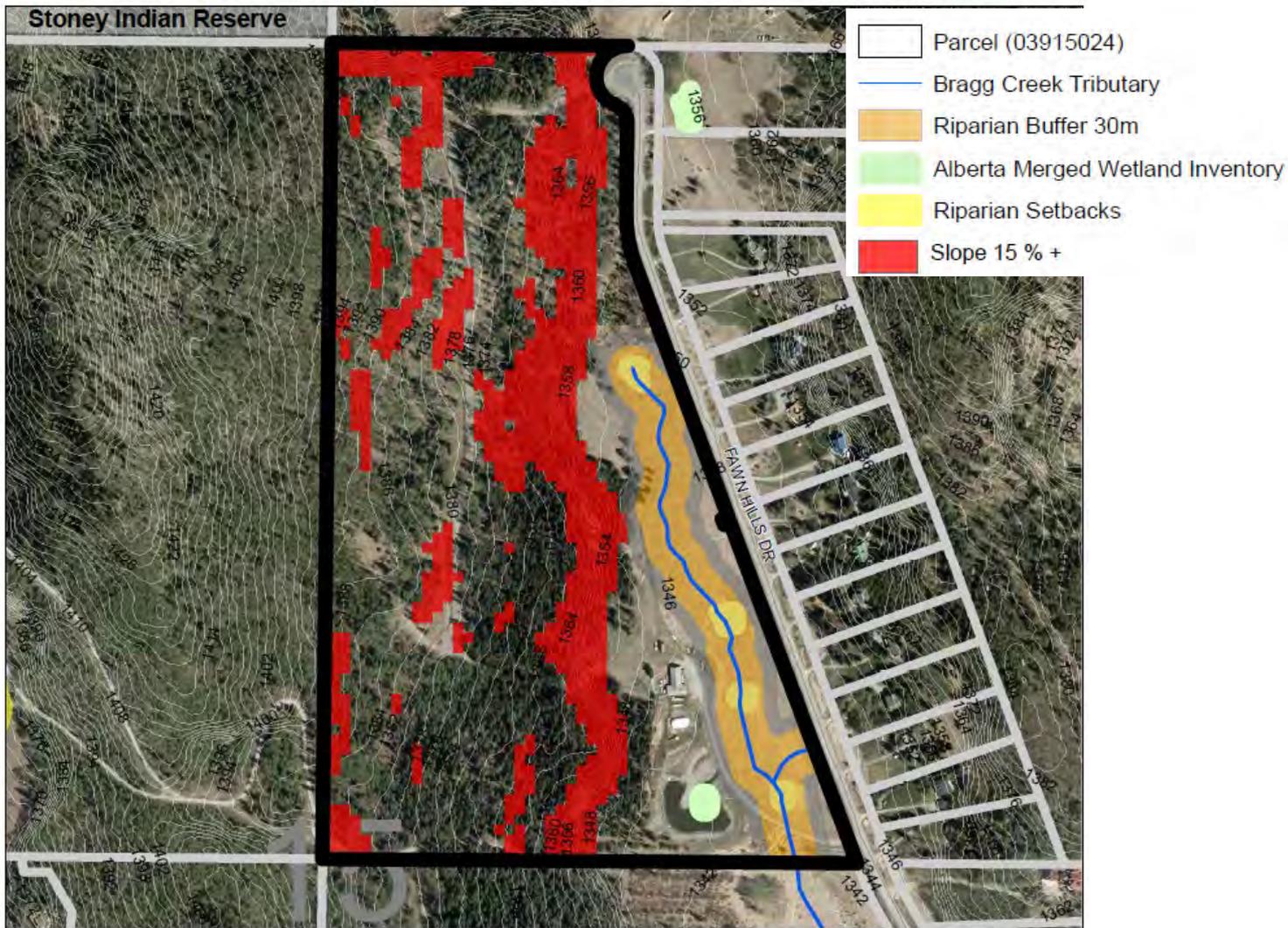
Phase 3



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.

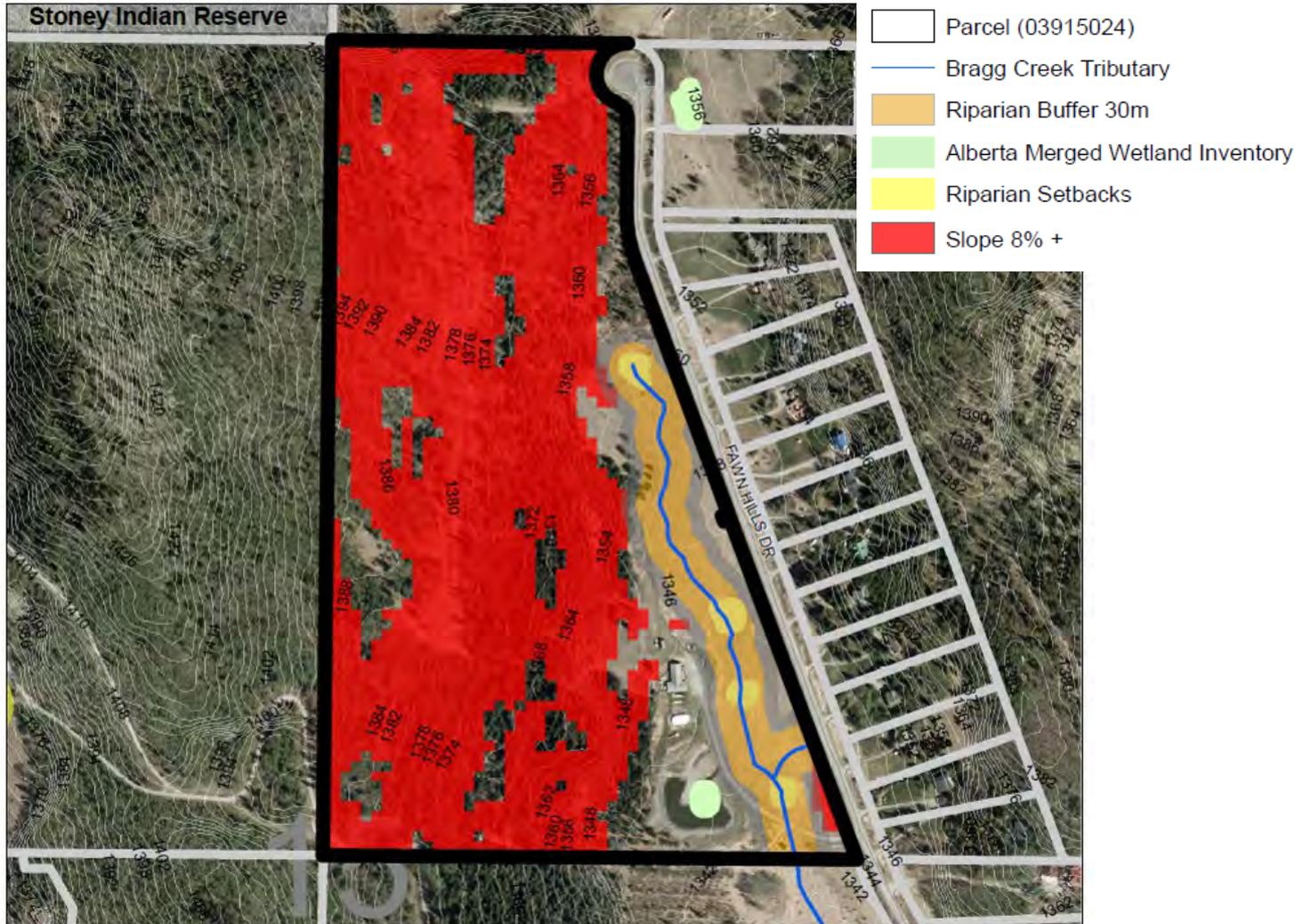
Subject land area:	76.64 ac	Maximum lots per ASP:	12 lots
Slope greater than 8%:	18.20 ac	Proposed lots:	22 lots
Wetland area:	0.35 ac		
Riparian area:	8.66 ac		
Gross Developable Area:	49.35 ac		

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

Development Constraints
(+8% 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:	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		

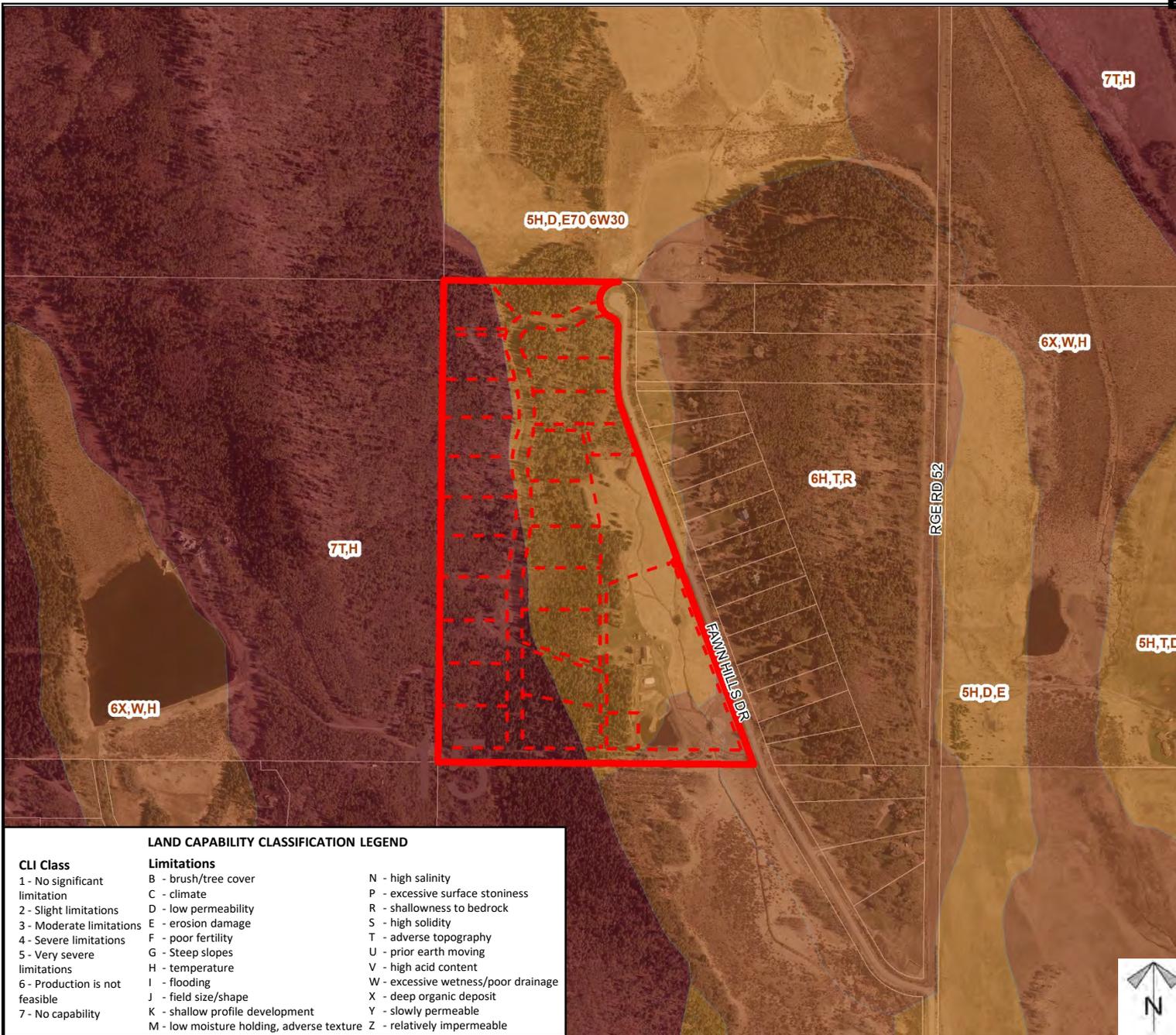
Division:1
Roll: 03915024
File: PL20190102
Printed: Feb 5, 2021
Legal: A portion of NE-15-23-05-W05M

Soil Classifications

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.



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



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

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

