



## Location & Context

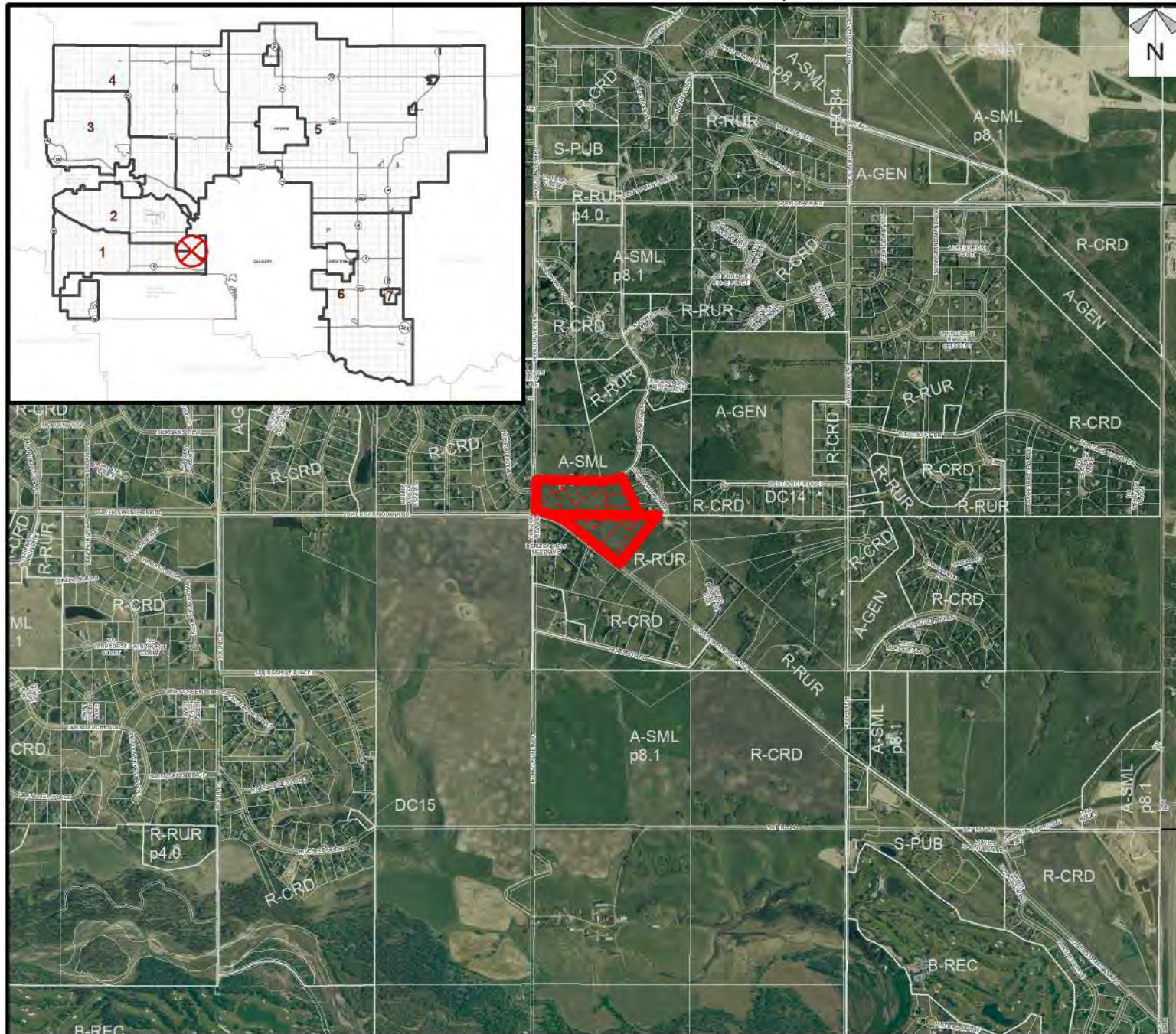
### Conceptual Scheme Proposal (PL20240162)

To adopt "The Heights Conceptual Scheme" that provides policy framework to guide future residential development containing thirteen residential lots ranging from 2 to 4 acres on a 38.08 acres of land.

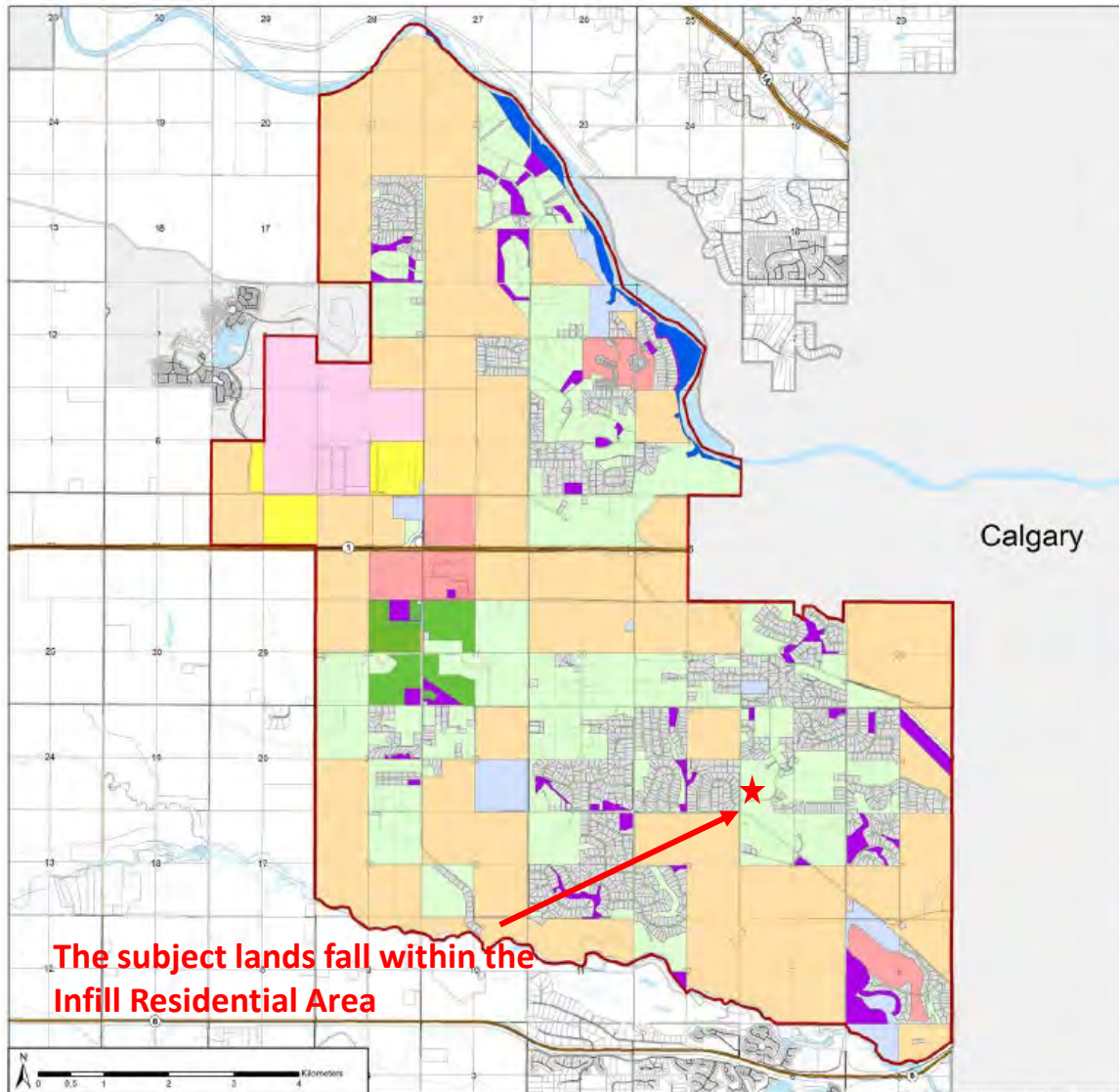
### Redesignation Proposal (PL20240191)

To redesignate the subject lands from Agricultural, Small Parcel District (A-SMLp8.1) and Residential, Rural District (R-RUR), to Residential, Country Residential District (R-CRD) and Special, Public Service District (S-PUB), in order to facilitate the creation of 13 residential lots and 1 public utility lot.

Division: 2  
Roll: 04619016,04618003  
File: PL20240191  
Printed: 11/8/2024  
Legal: A portion of  
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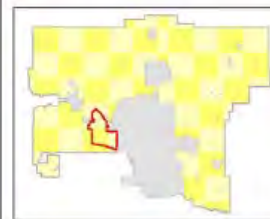
**MAP 6: LAND USE STRATEGY****Springbank Area Structure Plan**

**The subject lands fall within the  
Infill Residential Area**

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

### Map 6: Land Use Strategy

- ASP Boundary
- Land Use Strategy**
- Built-Out Areas
- Infill Residential
- New Residential
- Springbank Airport
- Springbank Airport Interface
- Business
- Institutional and Community Uses
- Public Utilities
- Community Core
- Reserves



**ROCKY VIEW COUNTY**

Information as depicted is subject to change, therefore  
Rocky View County assumes no responsibility for  
discrepancies after date of printing.

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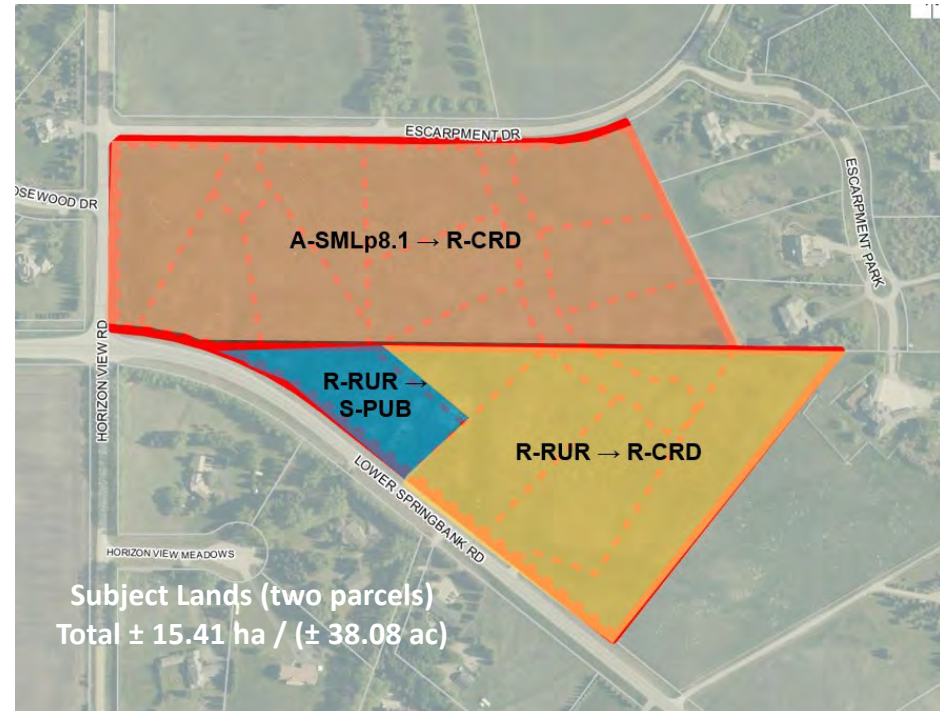
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**Conceptual Scheme Proposal (PL20240162)**

To adopt the "The Heights Conceptual Scheme" that provides a policy framework to guide future residential development, containing thirteen (13) residential lots ranging from 2 to 4 acres on  $\pm 15.41$  hectares ( $\pm 38.08$  acres) of land.

**Redesignation Proposal (PL20240191)**

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**Proposed Development Concept (PL20240162)****Redesignation (PL20240191)**





## Development Proposal

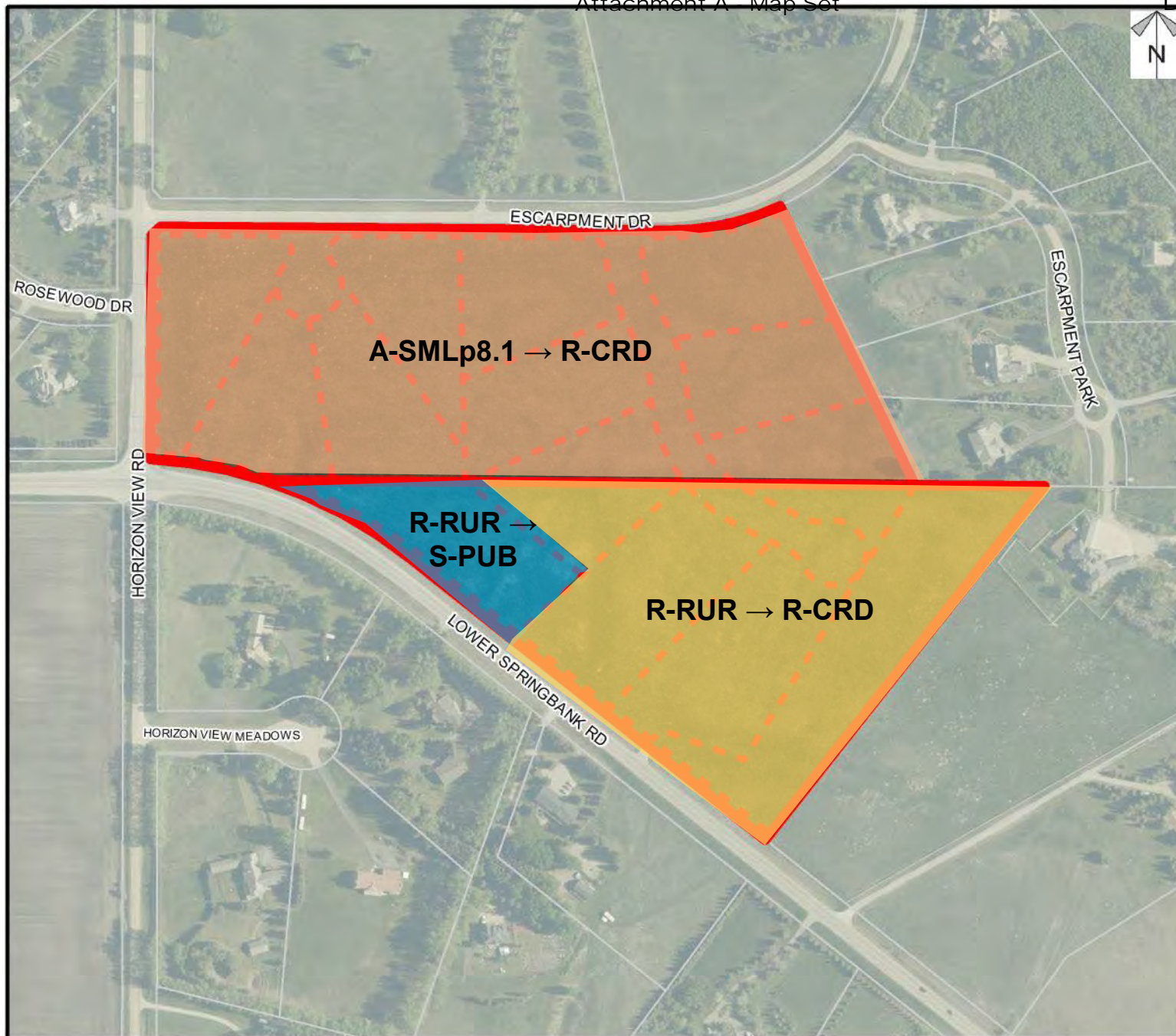
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## Environmental

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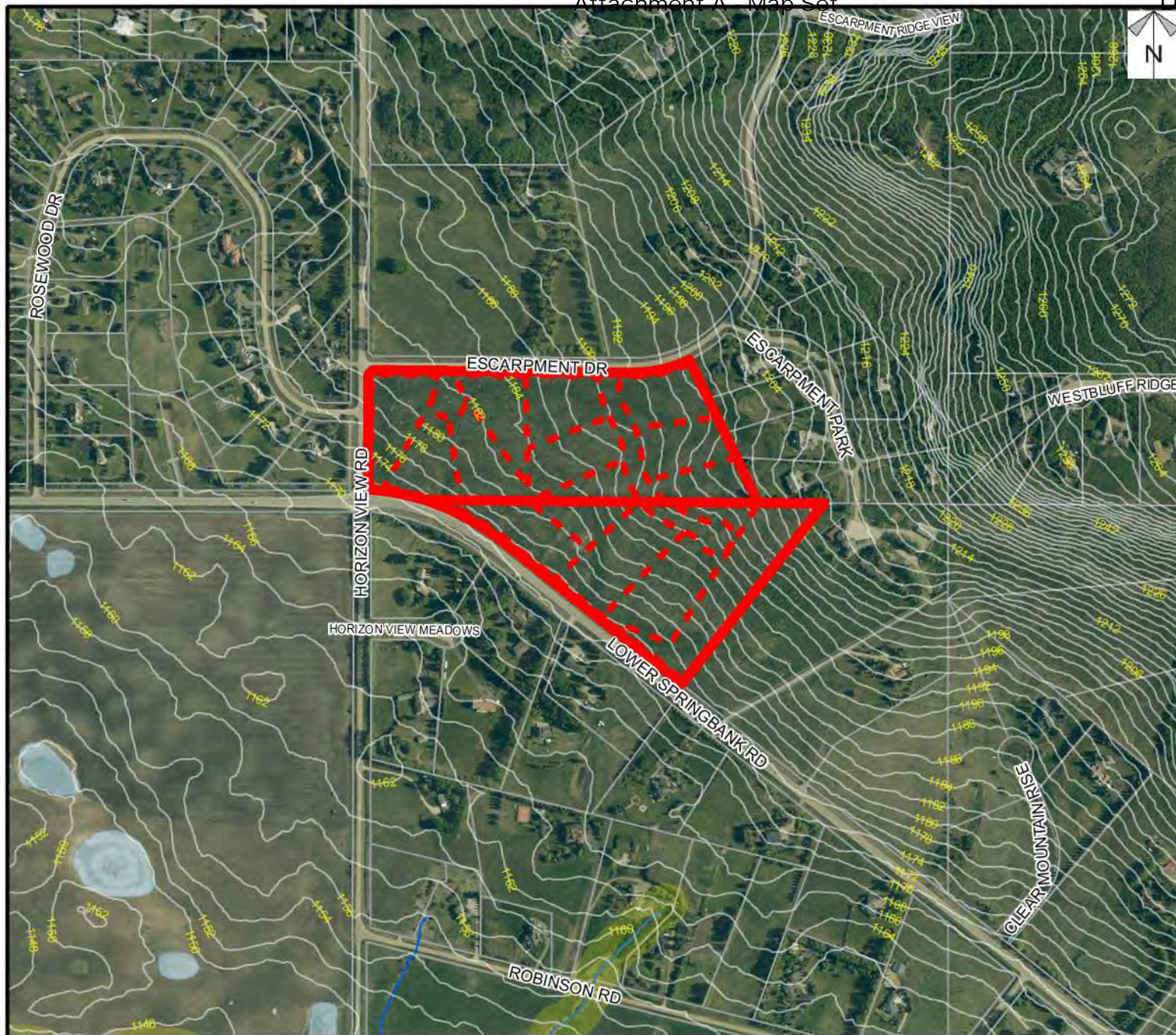
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### Legend

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

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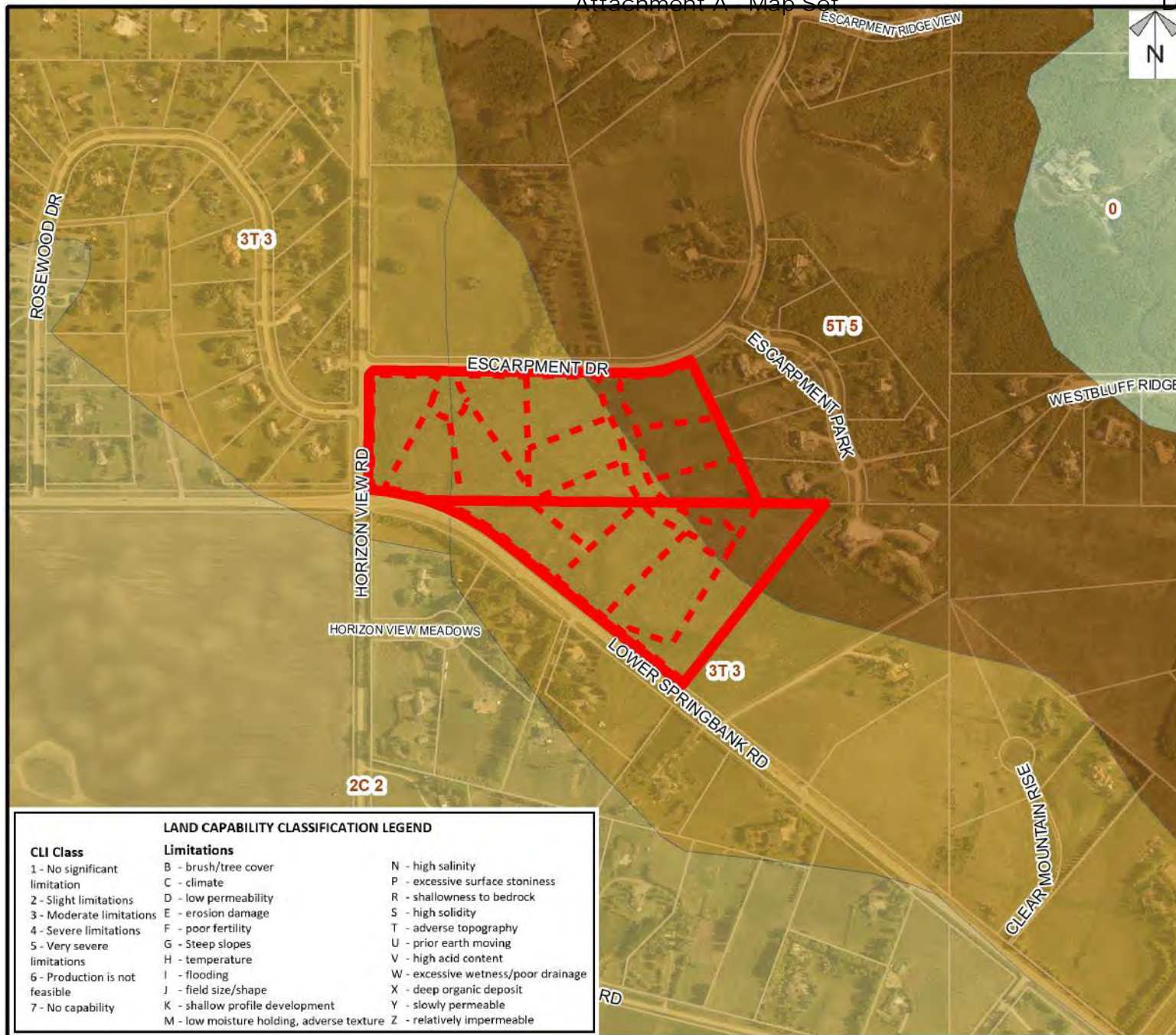
## Soil Classifications

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#### 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

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## Landowner Circulation Area

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### Legend

Support (5)

Concern (5)

Not Support (3)



*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.*

