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Location & Context

Redesignation and Master Site Development Plan Proposal

PL20200170 - A Master Site Development Plan, Gateway Village, proposing a mixed-use development in the Hamlet of Bragg Creek.

PL20200171 - To redesignate six parcels and two road/laneway allowances totaling ±12.54 acres (±5.07 hectares) from Residential, Urban District (R-URB), Commercial, Local Urban District (C-LUD), and Direct Control District 145 to a mixed-use Direct Control District for a comprehensive development (Gateway Village).

Division: 01 Roll:, 03913001/3043/ 3044/ 3045/3075/3076 File: PL20200171 Printed: Jan 28, 2021

Legal: A portion of SE-13-23-05-W05M



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Division: 01

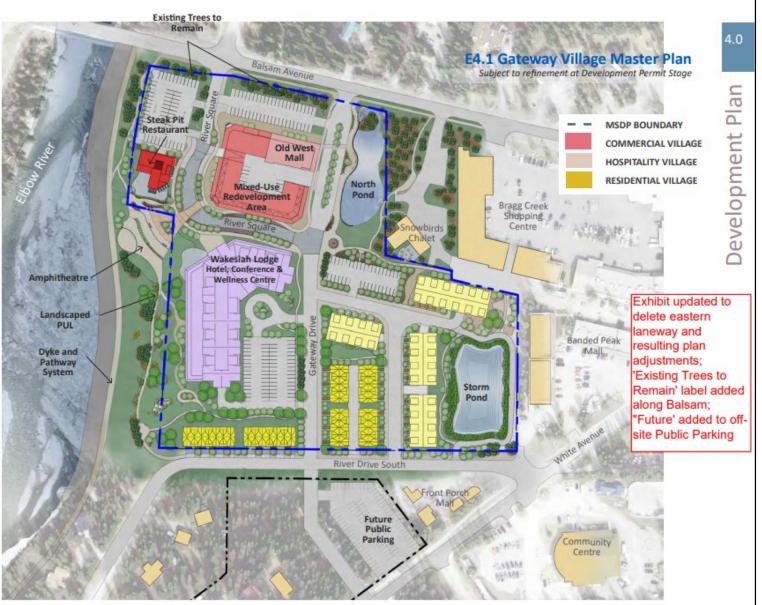
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ATTACHMENT 'D': MAP SET



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Development Proposal

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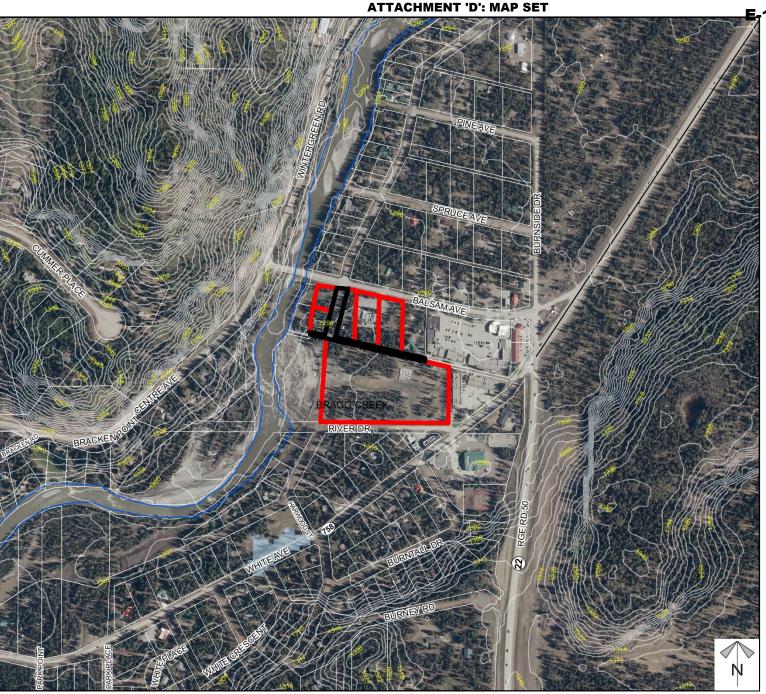
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Gateway Village | Master Site Development Plan | March 2021

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Environmental

Redesignation and **Master Site Development** Plan Proposal

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Subject Lands

Contour - 2 meters



Riparian Setbacks





Alberta Wetland Inventory

Surface Water

comprehensive development (Gateway Village).

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ATTACHMENT 'D': MAP SET 타1 - Attachment D PINE AVE SPRUCEAVE 7T,H BALSAMAVE RAGG CREEK 5H,R70 6W30 RIVER DR 8 BURNTALL DR LAND CAPABILITY CLASSIFICATION LEGEND 5H,T,D Limitations **CLI Class** N - high salinity 1 - No significant B - brush/tree cover P - excessive surface stoniness limitation C - climate BURNEY RD 2 - Slight limitations D - low permeability R - shallowness to bedrock S - high solidity 3 - Moderate limitations E - erosion damage F - poor fertility T - adverse topography 4 - Severe limitations U - prior earth moving G - Steep slopes 5 - Verv severe **4H** V - high acid content limitations H - temperature I - flooding W - excessive wetness/poor drainage 6 - Production is not X - deep organic deposit feasible J - field size/shape K - shallow profile development Y - slowly permeable 7 - No capability M - low moisture holding, adverse texture Z - relatively impermeable

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Soil **Classifications**

Redesignation and **Master Site Development Plan Proposal**

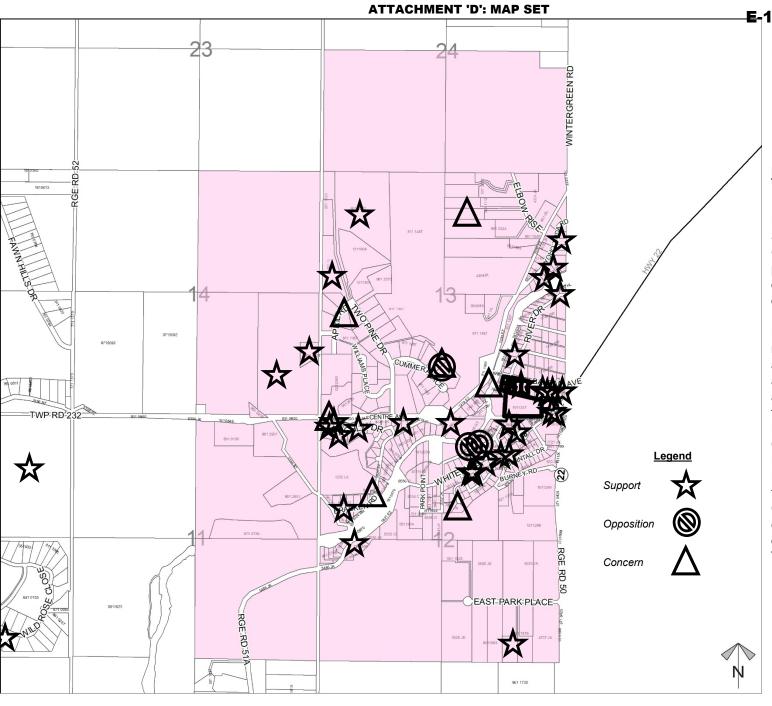
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