

Division: 8  
Roll: 05618459  
File: PL20210120  
Printed: July 06, 2021  
Legal: Lot:4 Block:1  
Plan:1712232 within SE-18-  
25-02-W05M

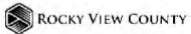
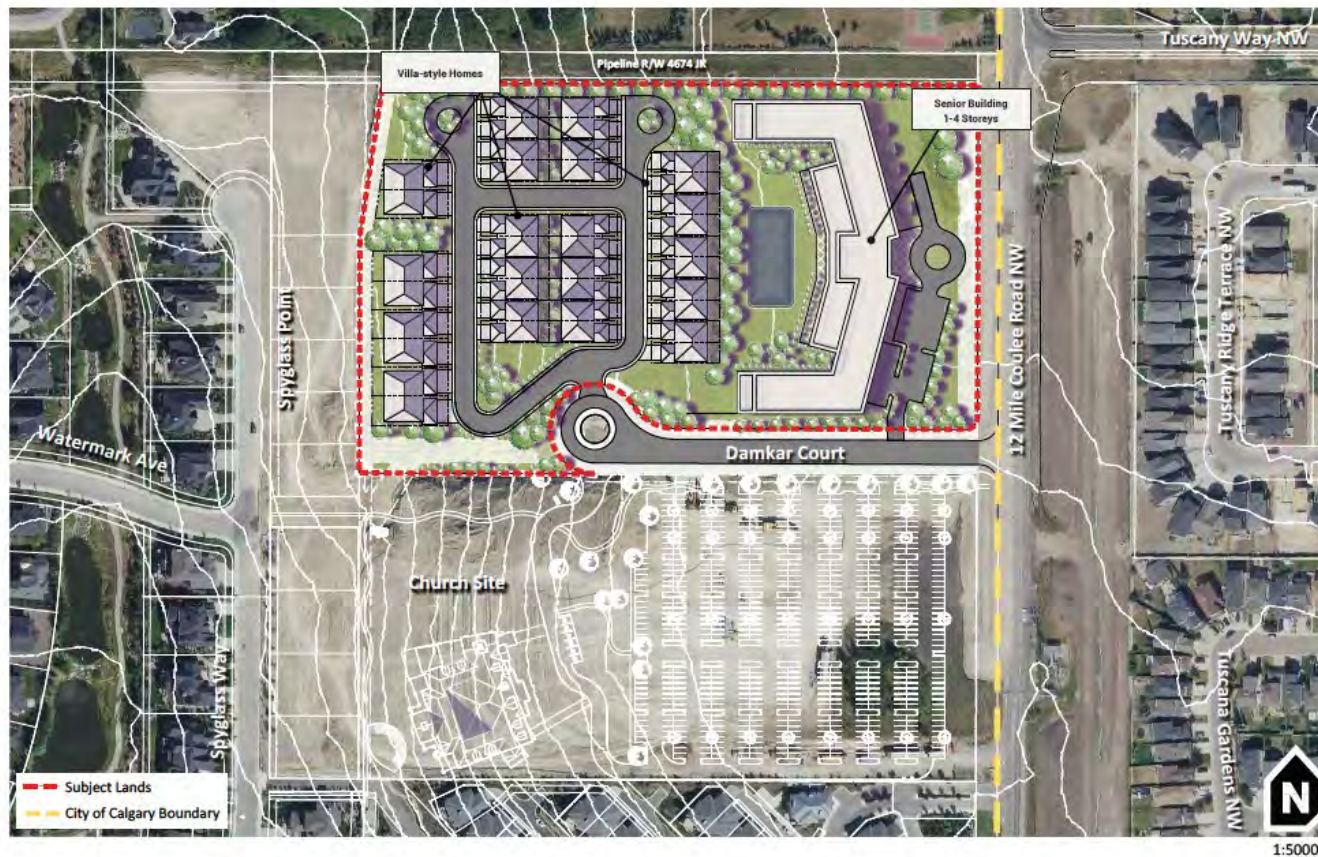






Figure 8 | Development Concept



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CONCEPT ONLY - SUBJECT TO CHANGE AT THE DEVELOPMENT PERMIT PHASE

**Conceptual Scheme Amendment:**

To amend the Watermark at Bearspaw Conceptual Scheme in order to allow the development of a 200 unit residential community catering to seniors.

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## Environmental



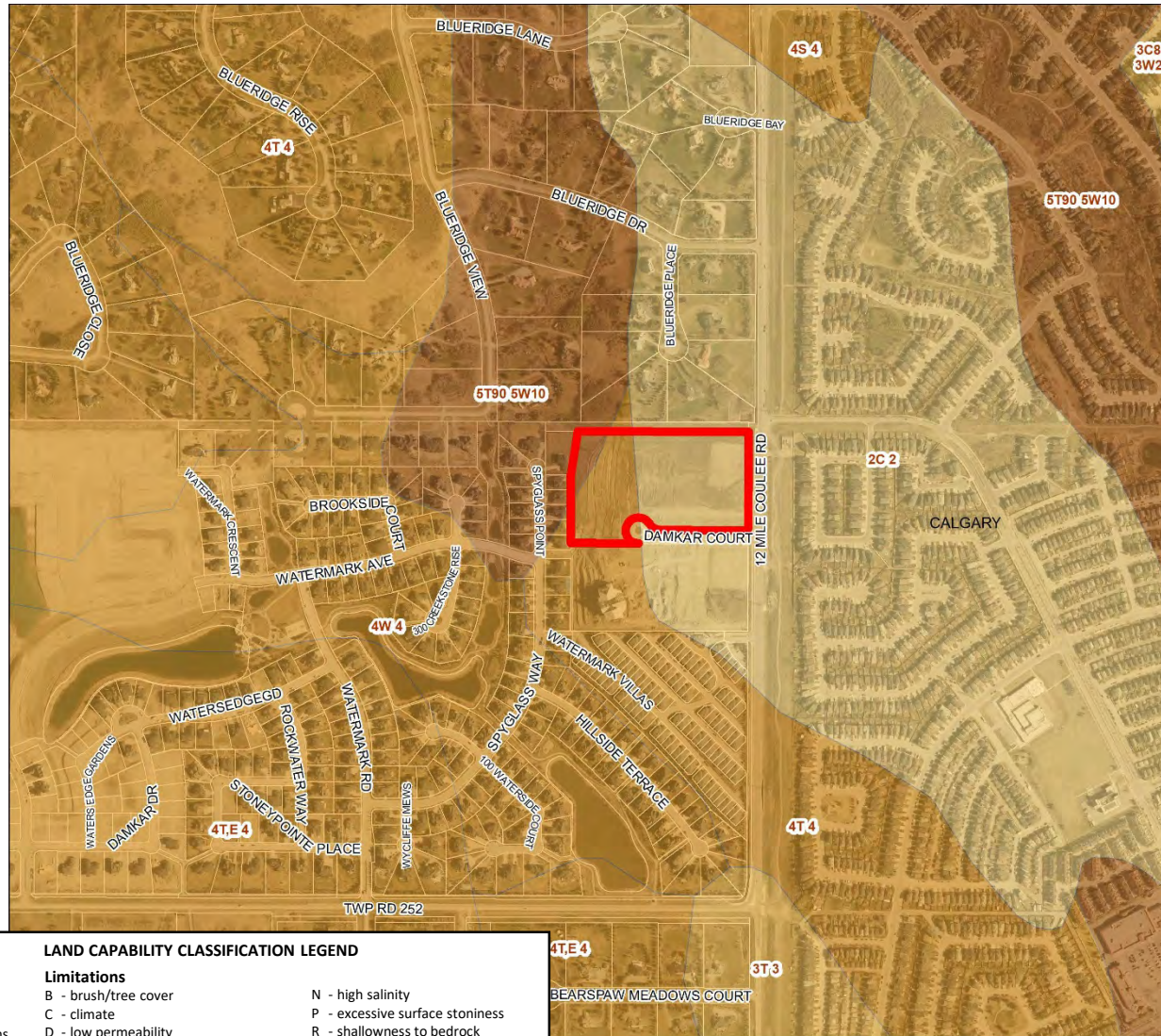
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

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## 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

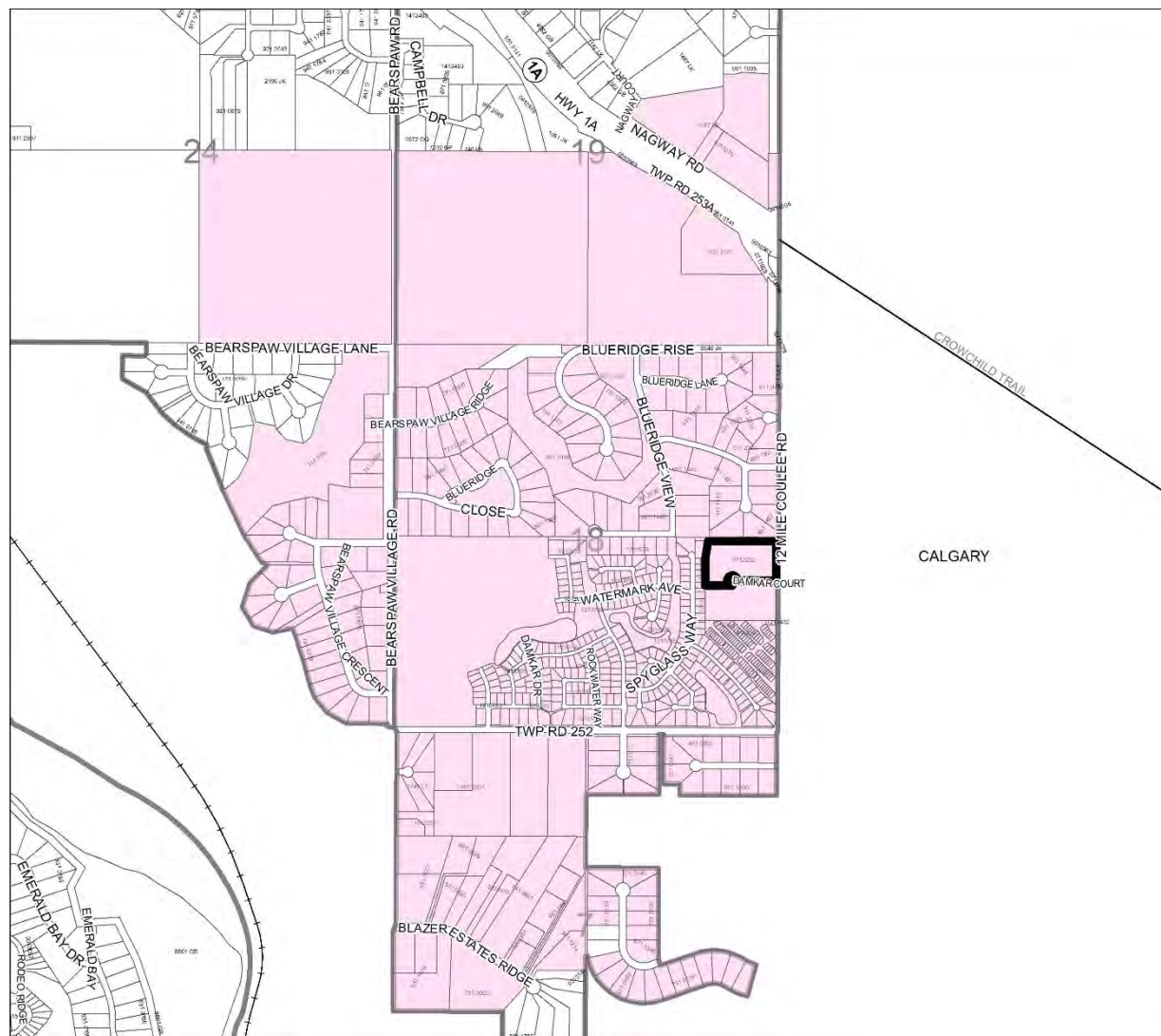
- |   |   |   |                                   |
|---|---|---|-----------------------------------|
| B | - brush/tree cover                      | N | - high salinity                   |
| C | - climate                               | P | - excessive surface stoniness     |
| D | - low permeability                      | R | - shallowness to bedrock          |
| E | - erosion damage                        | S | - high solidity                   |
| F | - poor fertility                        | T | - adverse topography              |
| G | - Steep slopes                          | U | - prior earth moving              |
| 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          |



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# Landowner Circulation Area



## Legend

Support



Not Support



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.



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