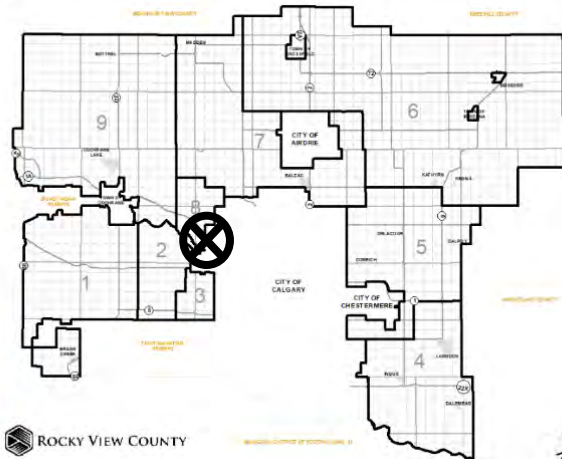
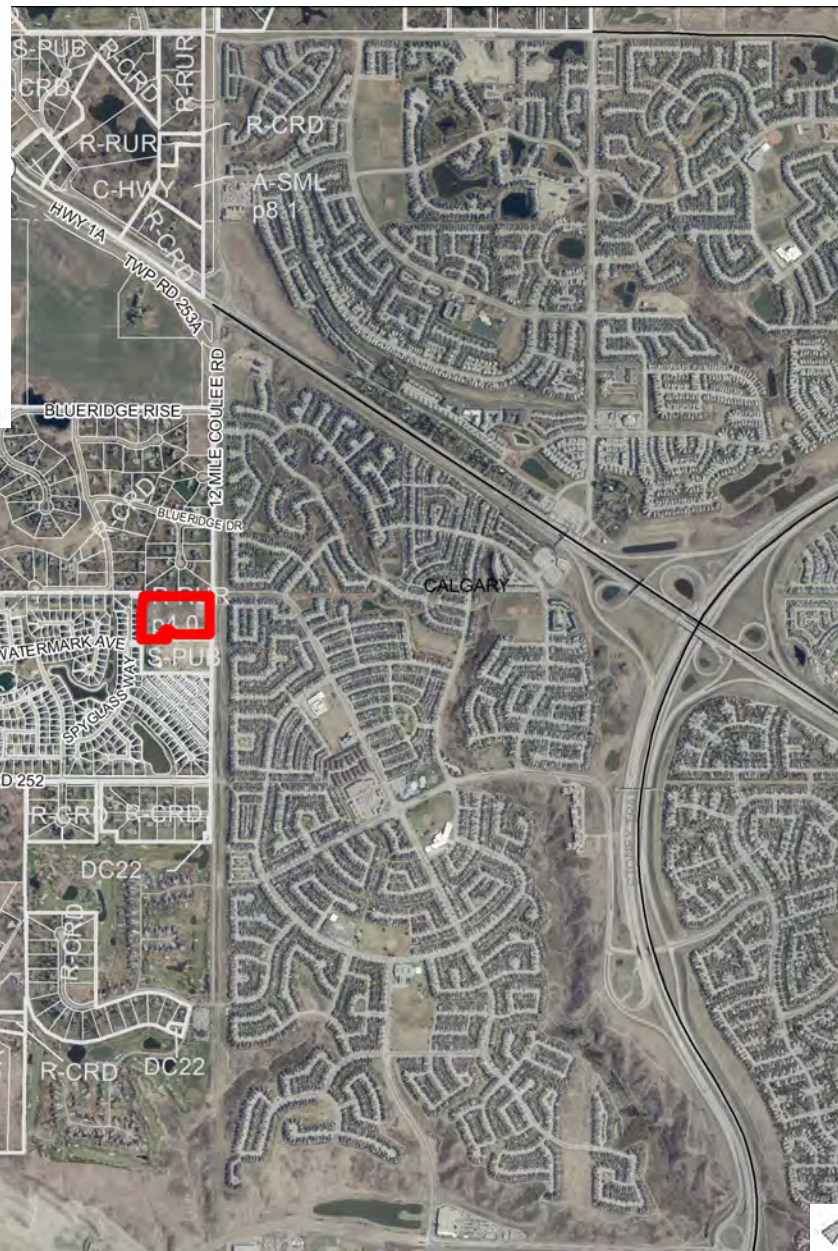


Location  
& Context

ROCKY VIEW COUNTY



Division: 8  
 Roll: 05618459  
 File: PL20210121  
 Printed: July 06, 2021  
 Legal: Lot: 4 Block: 1  
 Plan: 1712232 within SE-18-  
 25-02-W05M



## Development Proposal

To redesignate the subject lands from Residential, Rural District to Direct Control District to allow the development of a 200 unit residential community catering to seniors.

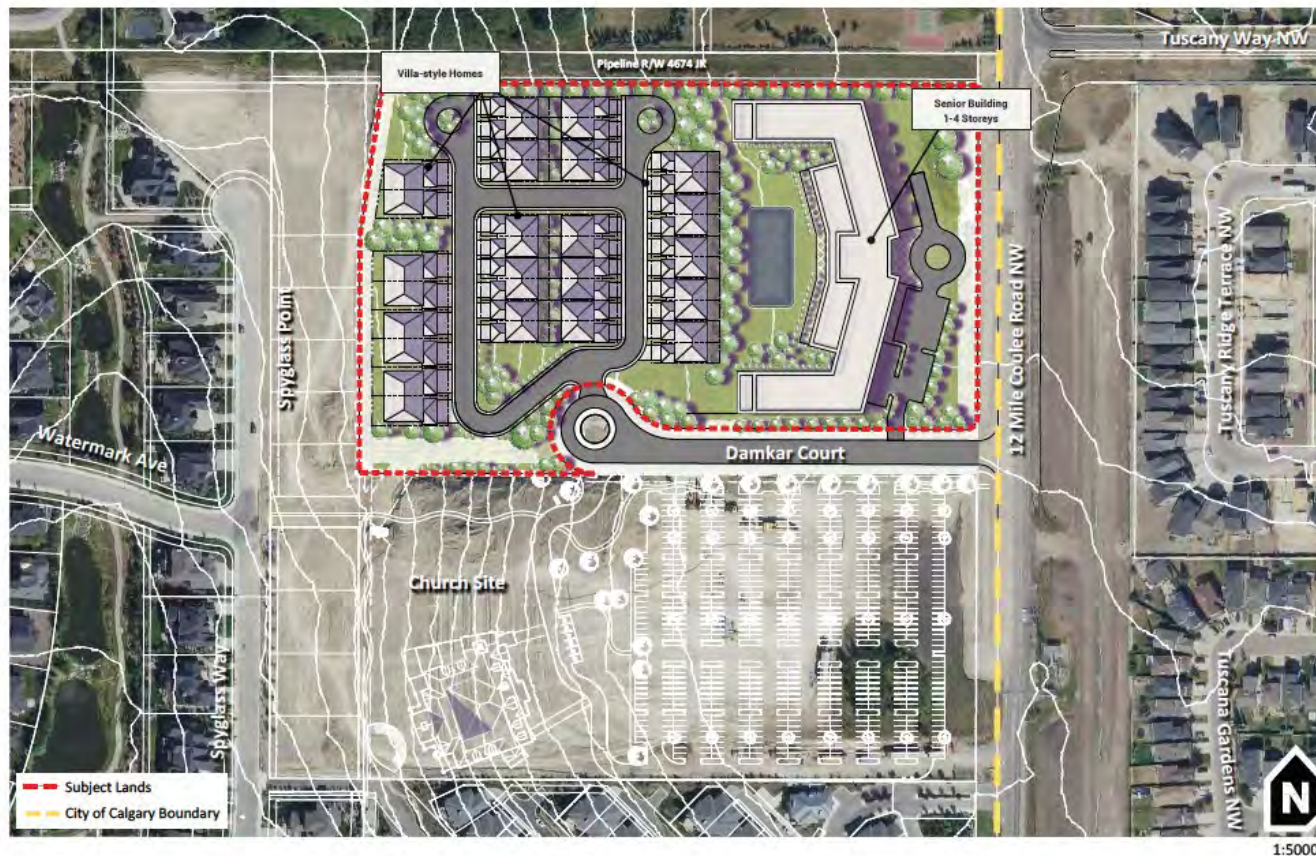


Division: 8  
Roll: 05618459  
File: PL20210121  
Printed: July 06, 2021  
Legal: Lot:4 Block:1  
Plan:1712232 within SE-18-  
25-02-W05M





Figure 8 | Development Concept



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.

Division: 8  
 Roll: 05618459  
 File: PL20210121  
 Printed: July 06, 2021  
 Legal: Lot: 4 Block: 1  
 Plan: 1712232 within SE-18-25-02-W05M



## Environmental



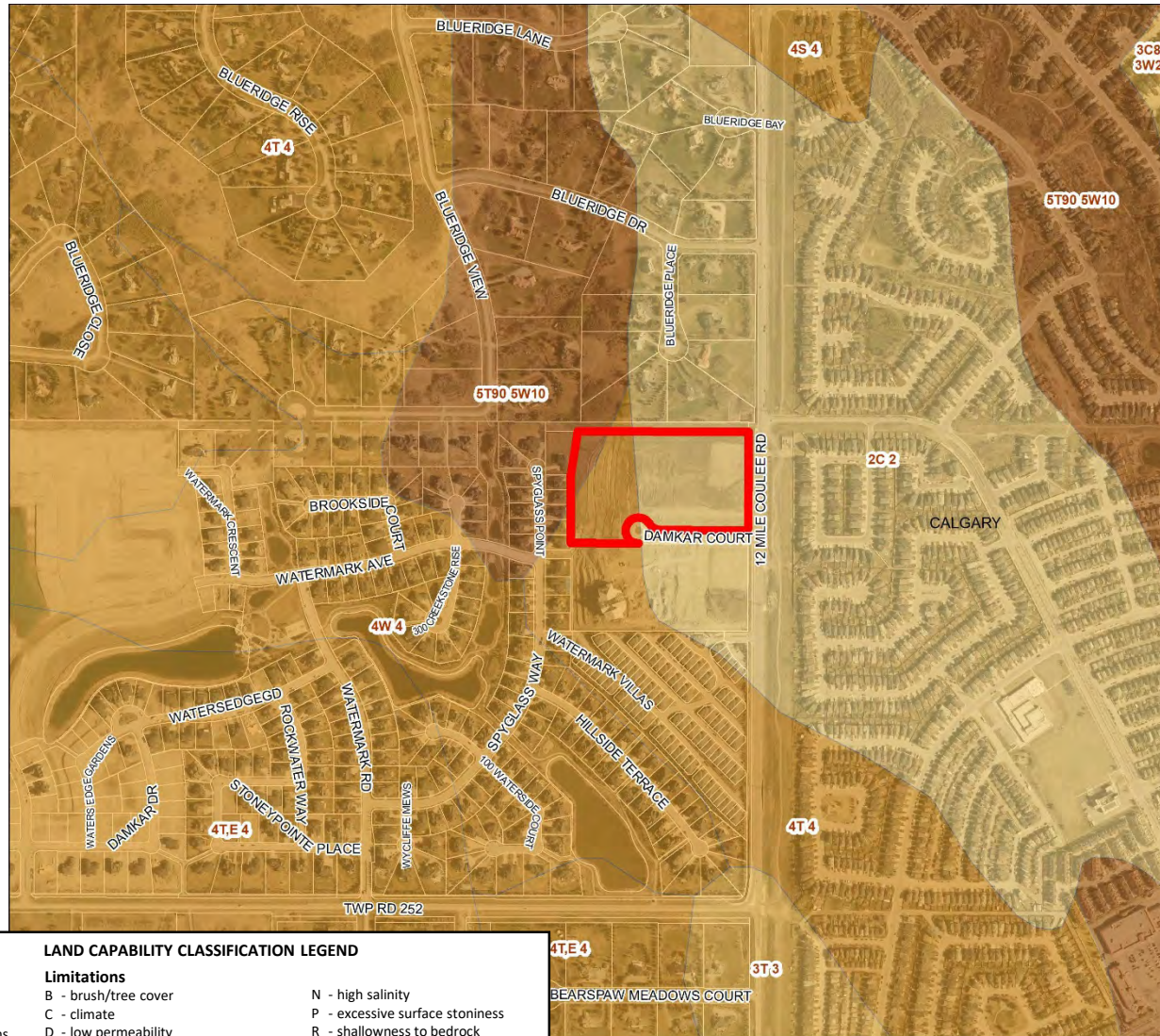
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

Division: 8  
 Roll: 05618459  
 File: PL20210121  
 Printed: July 06, 2021  
 Legal: Lot: 4 Block: 1  
 Plan: 1712232 within SE-18-  
 25-02-W05M





## 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

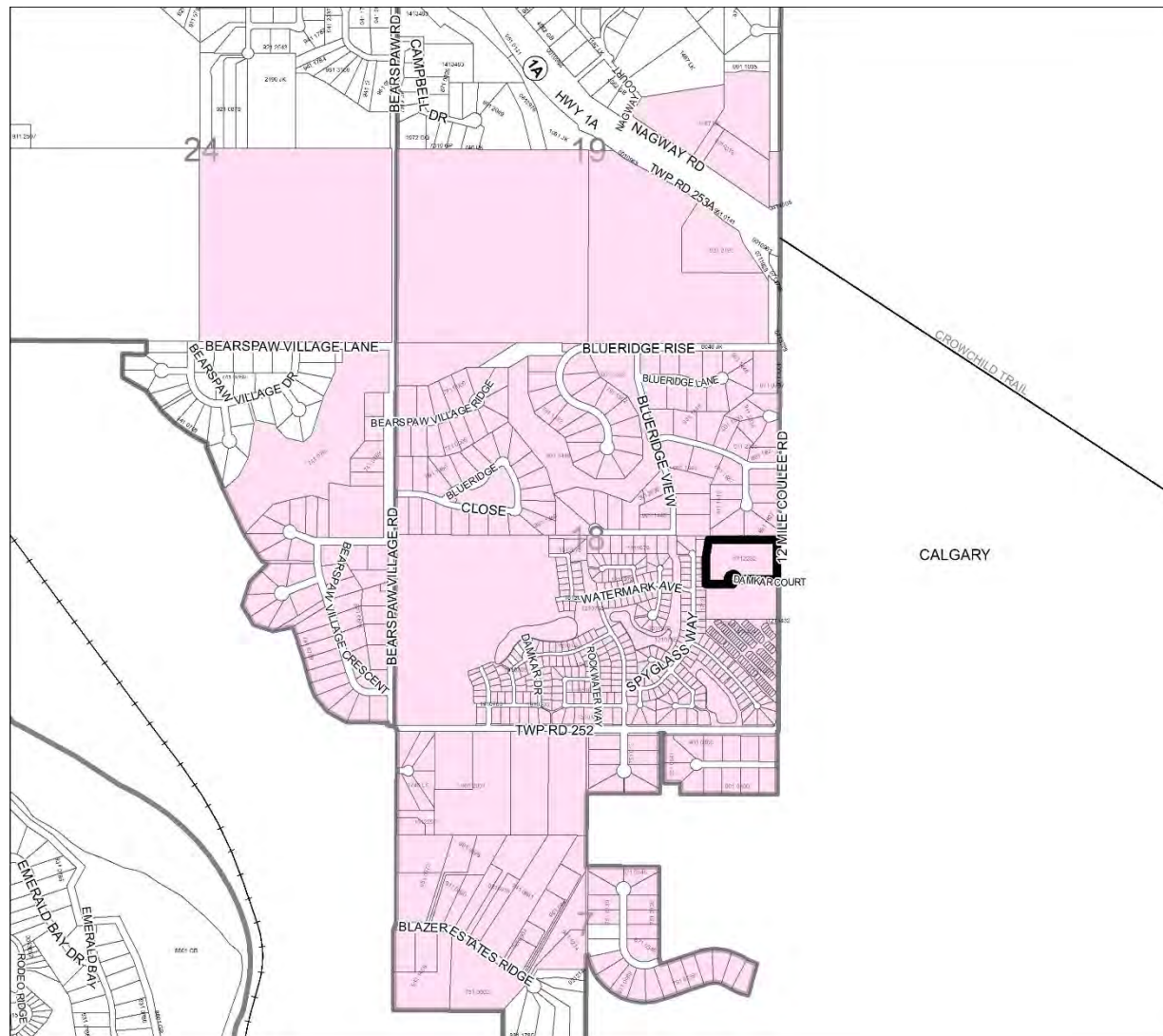
- |   |                                     |
|---|-------------------------------------|
| B - brush/tree cover                      | N - high salinity                   |
| C - climate                               | P - excessive surface stoniness     |
| D - low permeability                      | 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          |



Division: 8  
Roll: 05618459  
File: PL20210121  
Printed: July 06, 2021  
Legal: Lot:4 Block:1  
Plan:1712232 within SE-18-  
25-02-W05M



## 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.



Division: 8  
Roll: 05618459  
File: PL20210121  
Printed: July 06, 2021  
Legal: Lot: 4 Block: 1  
Plan: 1712232 within SE-18-25-02-W05M