

## Location & Context

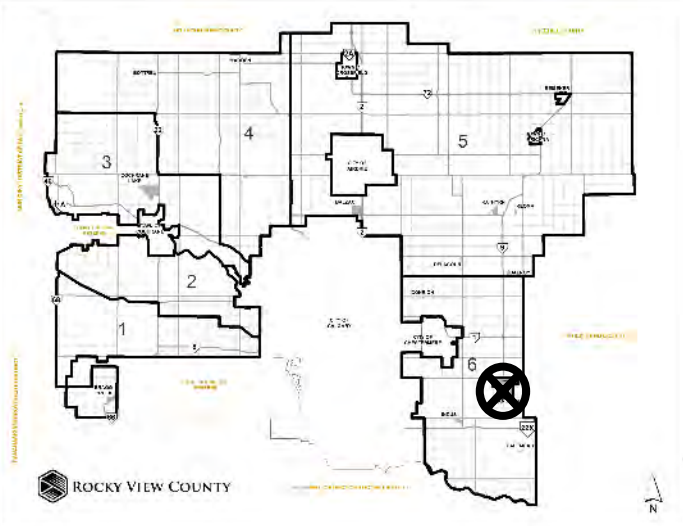
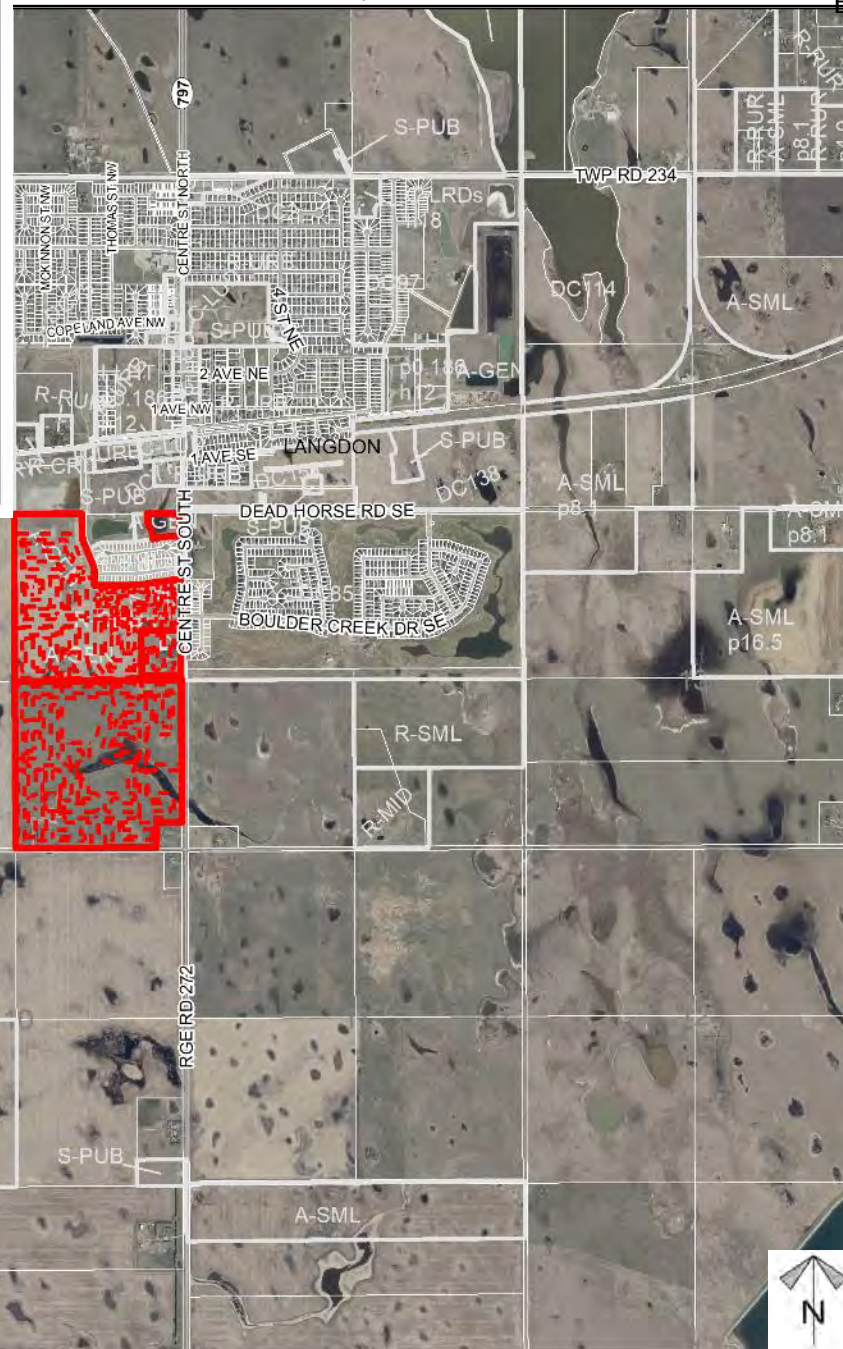
**PL20220005:** To amend the existing Bridges of Langdon Conceptual Scheme:

- Remove the commercial and medium density residential use from Phase 2 and replace with low density residential use only;
- Reduce the low density residential area and increase the medium density residential area, resulting in the increase of residential density and total number of residential lots;
- Relocate the commercial site to the south center in Phase 10;
- Revise the site previously indicated as Manufactured Housing to Medium Density Residential.

**PL20210185:** Bridges of Langdon Phase 2 Redesignation:

To redesignate ± 8.88 hectares (± 21.96 acres) of the subject lands from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District with a modifier indicated by "s" (R-MIDs), and Special, Parks and Recreation District (S-PRK), to facilitate the creation of 86 residential lots and 6 municipal reserve lots; Land Use Bylaw text amendment to accommodate reduced side yard setbacks

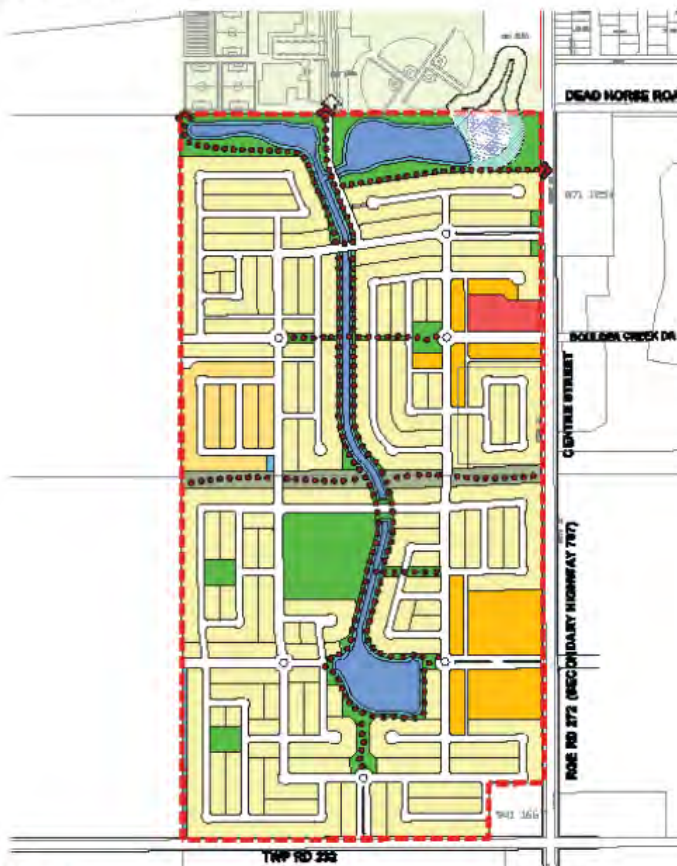
Division: 7  
Roll: 03215001/004/005  
File: PL20220005  
Printed: Feb 15, 2022  
Legal: Portions of NE/SE-15-23-27-W04M





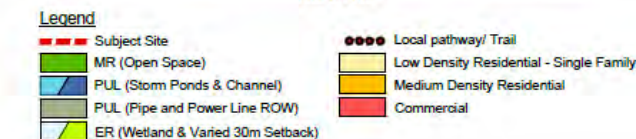
### Existing Land Use Concept

Figure 8: Land Use Concept



### Proposed Land Use Concept

Figure 8: Land Use Concept



### Proposed Amendment to the Land Use Concept

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## Phase 2 Redesignation Proposal

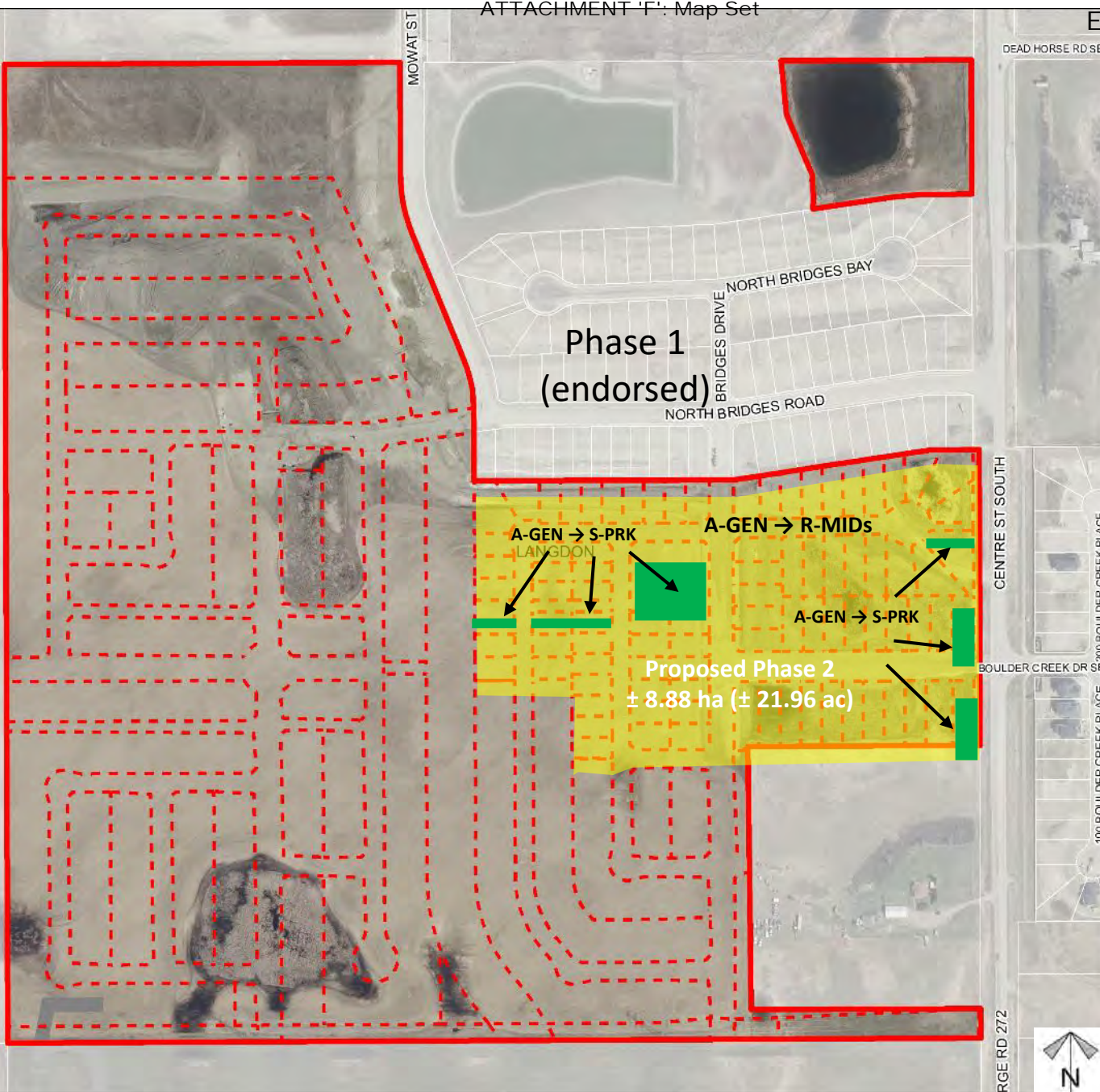
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## Development Proposal

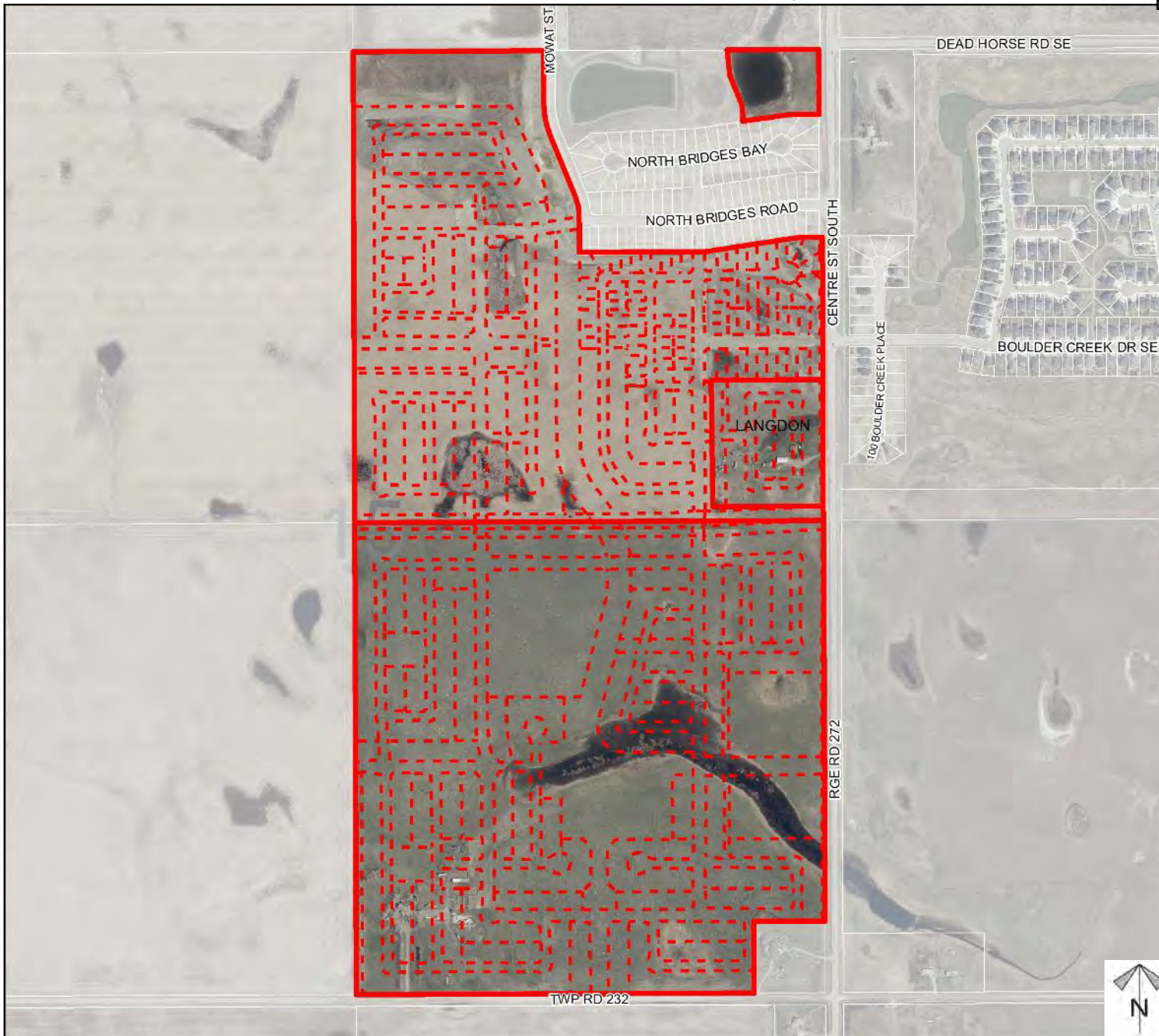
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# Environmental

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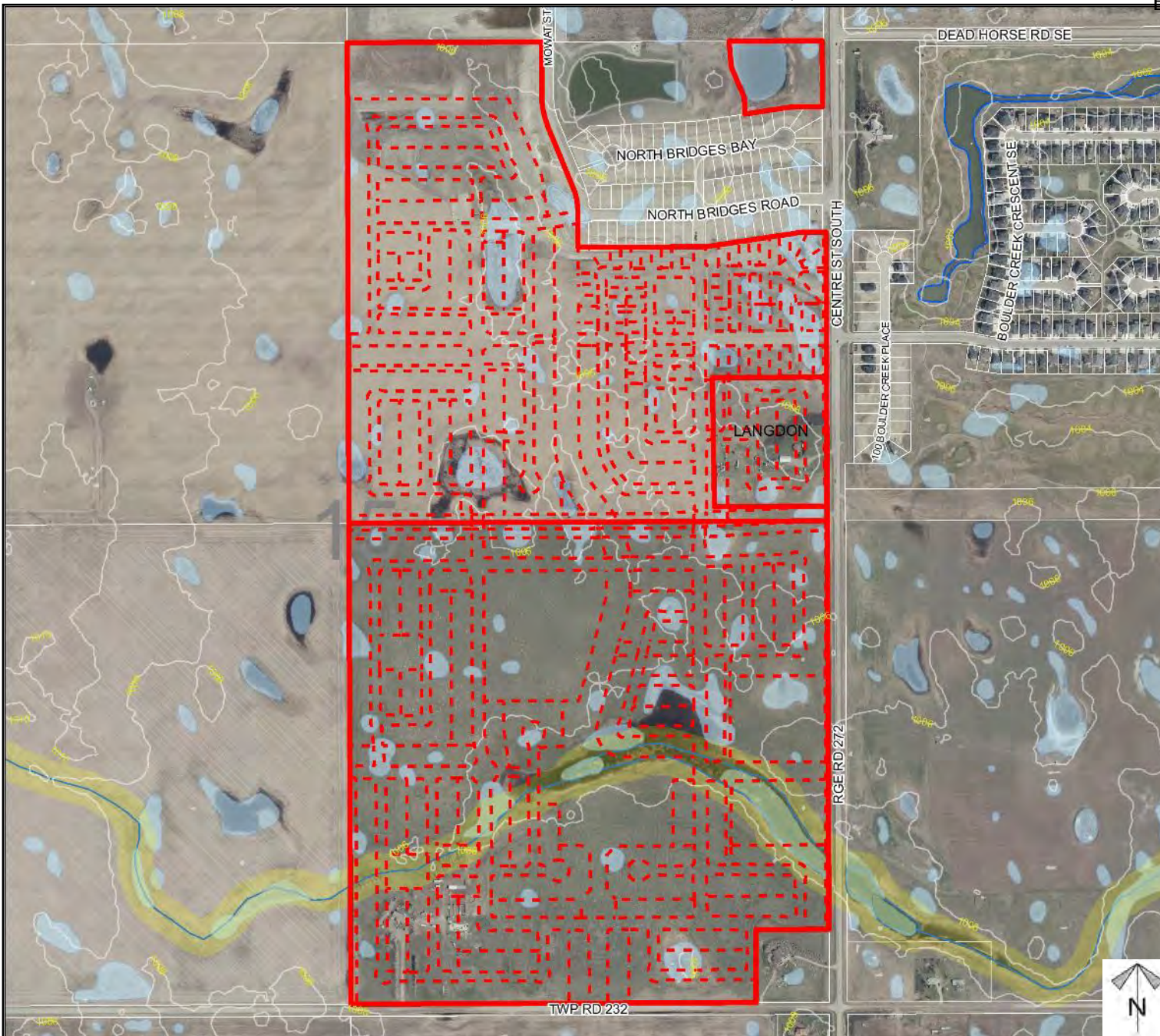
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-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

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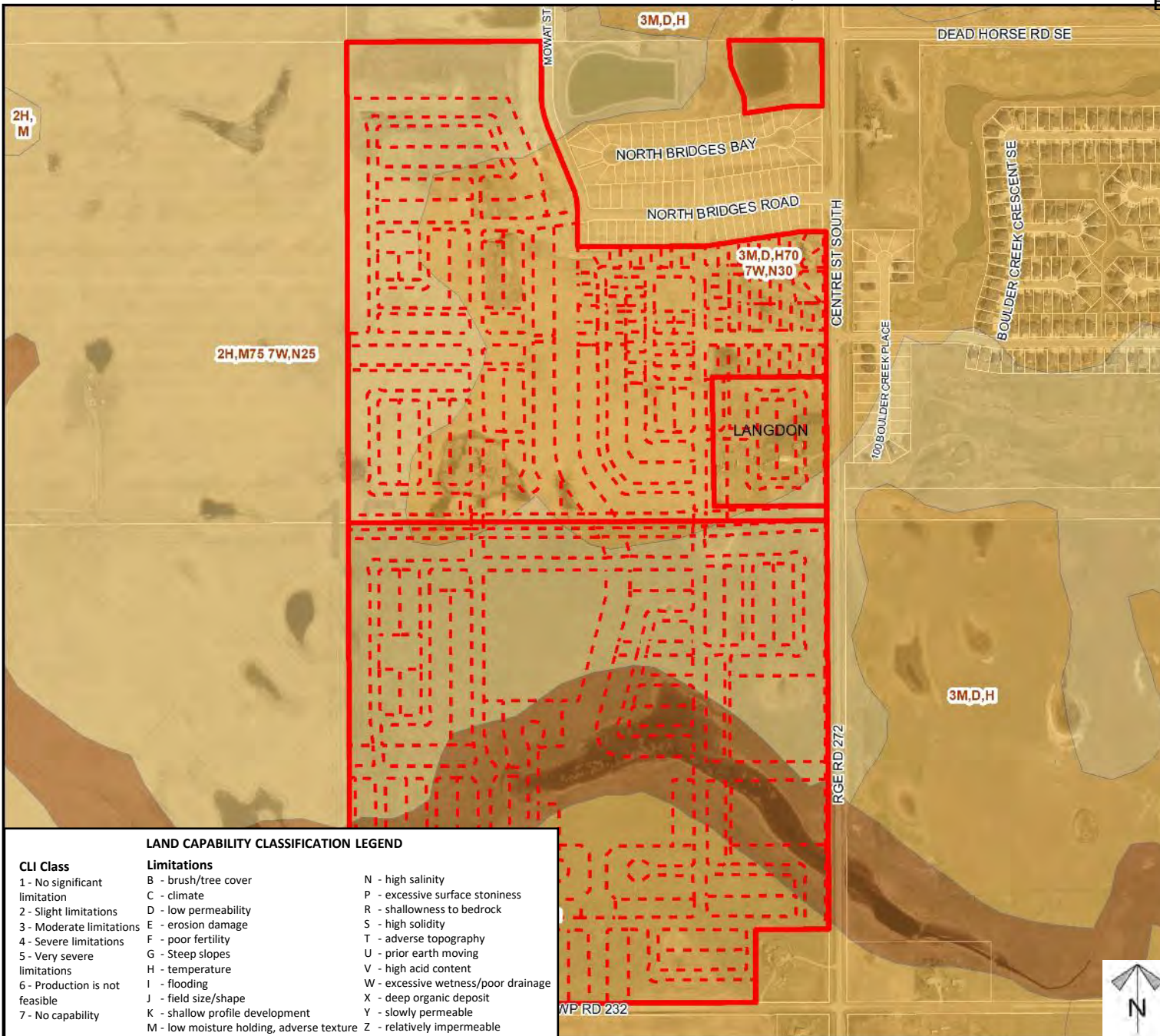
# Soil Classifications

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**LAND CAPABILITY CLASSIFICATION LEGEND**

CLI Class	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

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# Landowner Circulation Area

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**Legend**

- Support (1) 
- Concern (1) 
- Not Support 

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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.