

E 4 - Attachment D Page 1 of 5 ROCKY VIEW COUNTY

Location & Context

Located within the Hamlet of Langdon, 0.2 kilometers (1/8 mile) west of Centre Street, and on the south side of Railway Avenue.

Division: 07
Roll: 03222206/03222685
File: PL20190155
Printed: April 23, 2021
Legal:Lot:3 Block:2
Plan:0813156 & Lot:3
Block:1 Plan:1113376 within
SE-22-23-27-W04M

ATTACHMENT 'D': Map Set ST NORTH 1 AVE NW RAILWAY AVE WEST R-URB \rightarrow DC R-URB → ± 1.01 ha **R-MID** (± 2.49 ac) 1 AVE SE ± 2.27 ha $(\pm 5.61 ac)$ S-PUB → R-MID ± 0.13 ha MOWAT ST $(\pm 0.32 ac)$ **AVE SE** CENTRE ST SOUTH S-PUB Remainder (in 2 parts) ± 16.08 ha (± 39.75 ac) NORTH BRIDGES BAY

E-4 - Attachment D
Page 2 of 5
ROCKY VIEW COUNTY

Development Proposal

Redesignation Proposal

To redesignate portions of the subject lands from Residential, Urban District (R-URB) and Special, Public Service District (S-PUB) to Residential, Mid-Density Urban District (R-MID) and Direct Control (DC), to facilitate a variety of housing forms including single-detached, semidetached, townhouse/rowhouse and seniors' housing in apartment form.

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ATTACHMENT 'D': Map Set E4 - Attachment D Page 3 of 5
ROCKY VIEW COUNTY

DEAD HORSE RD SE

BOULDER CREEK DR SE

LANGDON

NORTH BRIDGES BAY

NORTH BRIDGES ROAD

RAILWAY AVE WEST

Environmental



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ATTACHMENT 'D': Map Set E-4 - Attachment D 3M,D,H STAR COPELAND AVE NW VANHORN COURT 101 3 AVE NW 빌 2 AVE NE AVE NW COLWELL COWAN ST NW 3M,D,H RAILWAY AVE EAST RAILWAY CRESCENT RAILWAY AVE WEST 1 AVE SE LANGDON ULM 2 AVE SE 2H,M75 7W,N25 DEAD HORSE RD SE ST SOUTH 2H, NORTH BRIDGES BAY NORTH BRIDGES ROAD 3M,D,H70 7W,N30 LAND CAPABILITY CLASSIFICATION LEGEND Limitations **CLI Class** B - brush/tree cover N - high salinity 1 - No significant C - climate P - excessive surface stoniness limitation R - shallowness to bedrock D - low permeability 2 - Slight limitations S - high solidity BOULDER CREEK DR SE 3 - Moderate limitations E - erosion damage T - adverse topography F - poor fertility 4 - Severe limitations U - prior earth moving G - Steep slopes 5 - Very severe

V - high acid content

Y - slowly permeable

X - deep organic deposit

W - excessive wetness/poor drainage

limitations

feasible

6 - Production is not

7 - No capability

H - temperature

J - field size/shape

K - shallow profile development

M - low moisture holding, adverse texture Z - relatively impermeable

I - flooding

Soil **Classifications**

Page 4 of 5 ROCKY VIEW COUNTY

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ATTACHMENT 'D': Map Set E₁4 - Attachment D Page 5 of 5
ROCKY VIEW COUNTY 7410570 GLENMORE TRAIL 0411587 BRANDER AVE NW RY11 BART-WP-RD-233 RAILWAY-AVE-WESTERS DEAD HORSE RD SE BOULDER CAL Note: First two digits of the Plan Number indicate 9210066 the year of subdivision registration. P.RD 232 Plan numbers that include letters were registered before 1973 and do not reference a year.

Landowner Circulation

Area

Note: Three addresses could not be located

Legend

Support



Opposition



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