

Location & Context

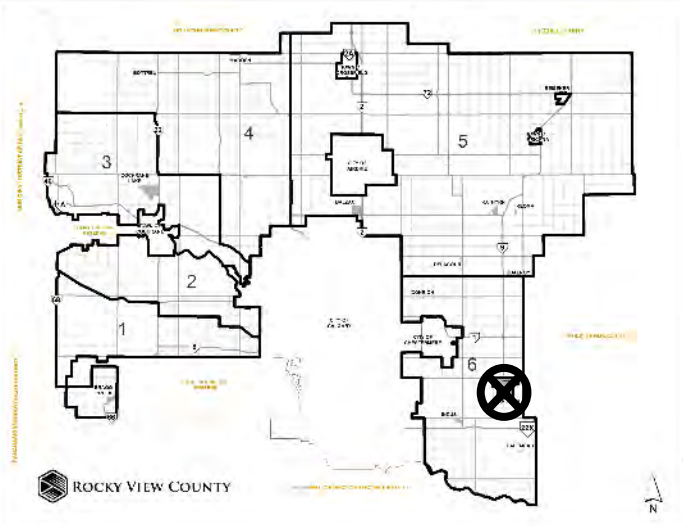
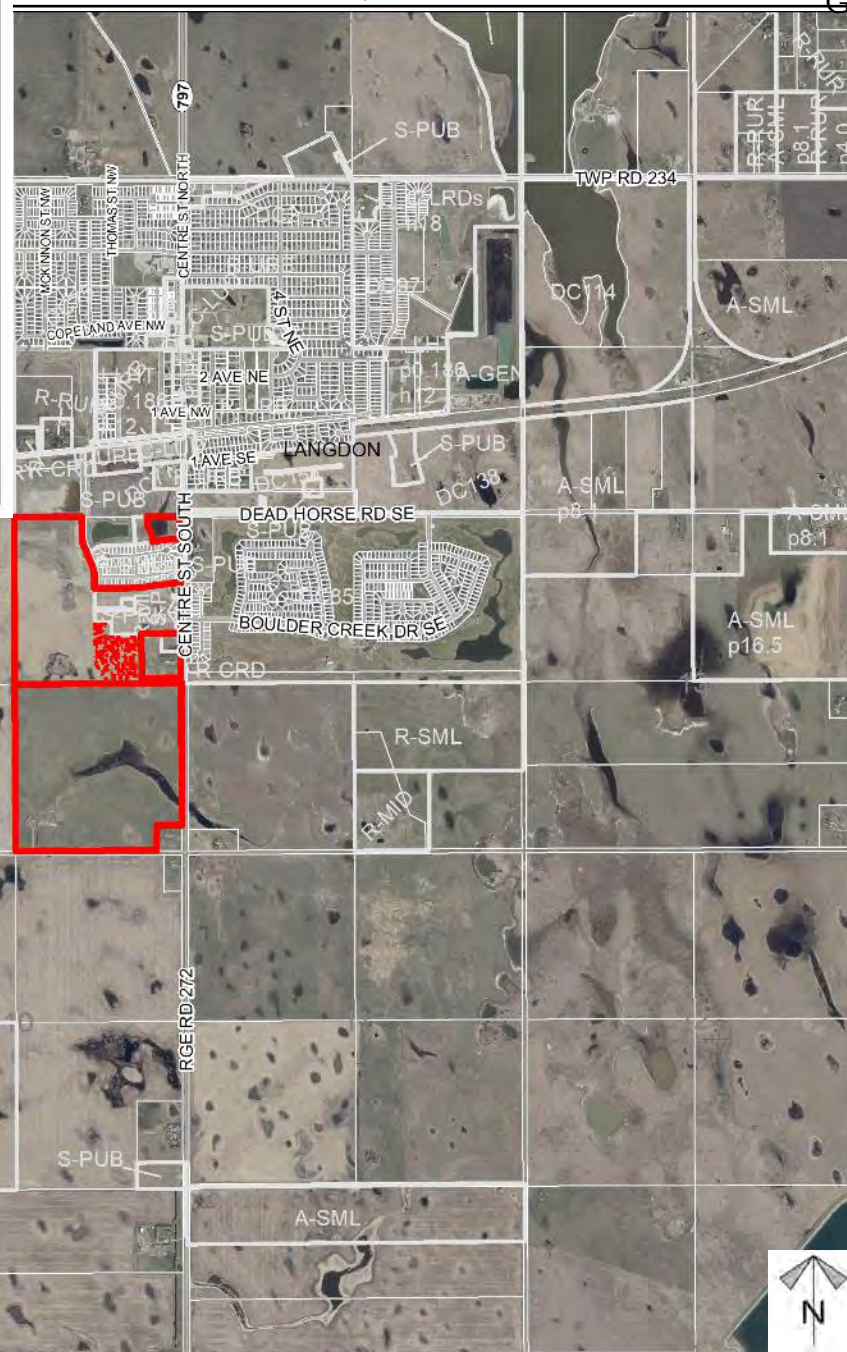
Redesignation Proposal

PL20220124:
 To redesignate ± 4.96 ha (± 12.26 ac) of the subject land from Agricultural, General District (A-GEN) to Residential, Mid-Density Urban District (R-MID) in order to facilitate the creation of 73 residential lots in the Bridges of Langdon Phase 3.

Policy Amendment Proposal

PL20220125:
 To include a clause in Residential, Mid-Density Urban District (R-MID) that the residential lots within the Bridges of Langdon community can have a minimum 1.5 m side yard setback on both sides

Division: 7
 Roll: 03215004
 File: PL20220124 /
 PL20220215
 Printed: Aug 9, 2022
 Legal: A portion of NE-15-23-27-W04M, SE-15-23-27-W04M



Development Proposal

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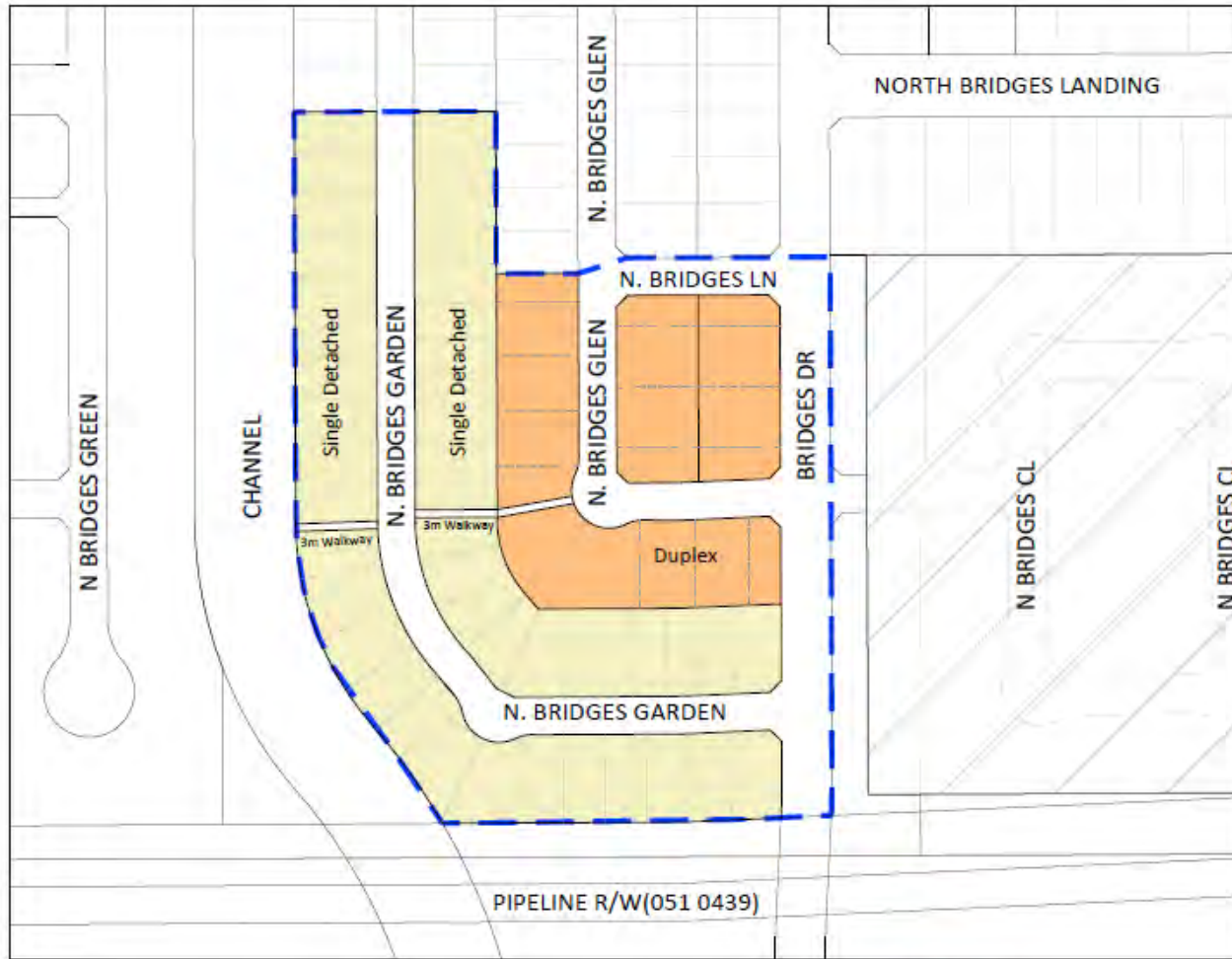
Site Plan for Phase 3

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1:2500

Housing Mix Table				
Land Use	frontage (m)	hectares	acres	units
Duplex R-MID(S)	339m	1.16	2.87	28
Single Detached R-MID(S)	710m	2.42	5.97	45
Road Area		1.40	3.42	
Total Phase 3 Area		4.98	12.26	73
Density		30.2 upha	6.95 upa	

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Environmental

Redesignation Proposal

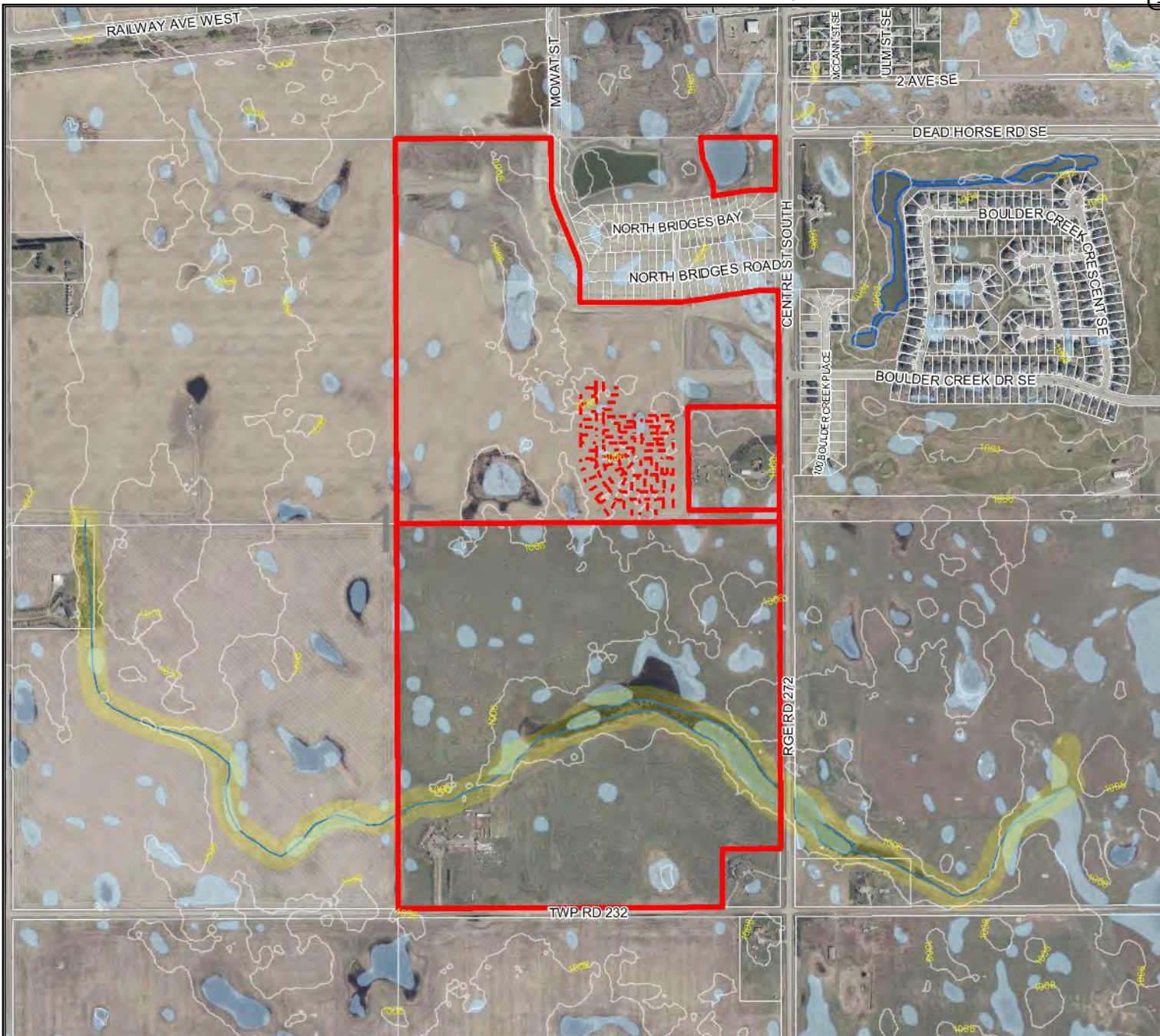
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-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

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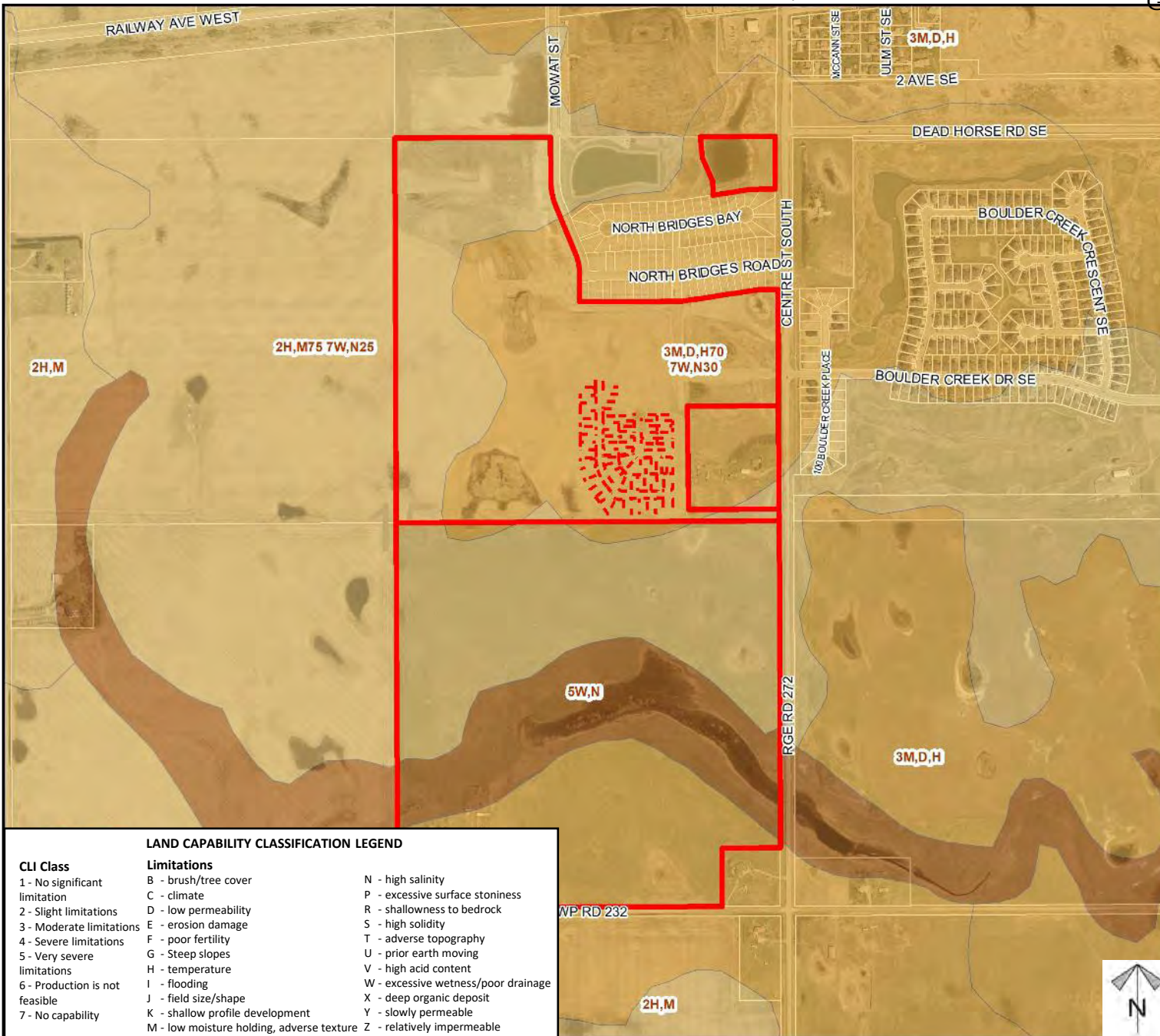
Soil Classifications

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Landowner Circulation Area

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Legend

Support



Not Support



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