



Location & Context

Concept Plan Proposal (PL20220003)

To adopt the Glendale Road Conceptual Scheme that provides a policy framework to guide future redesignation, subdivision for country residential development within the SE-08-26-03-W05M.

Redesignation Proposal (PL20220004)

To redesignate ± 24.40 ha (± 60.30 ac) of land from A-SML and R-RURp4.0 to R-CRD, S-PRK and S-PUB, to facilitate the development of Phase 1&2 to create 24 residential lots and 1 public utility lot.

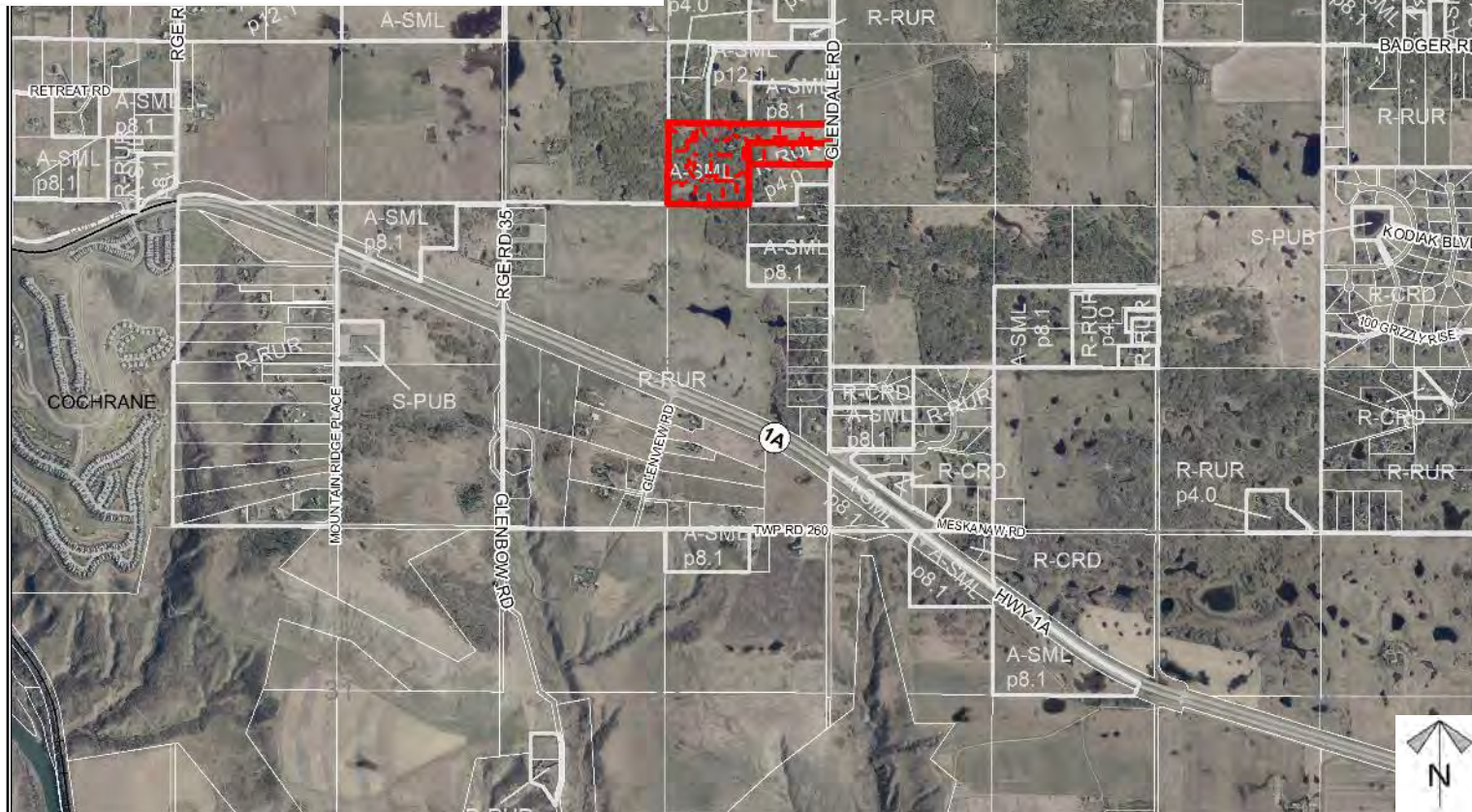
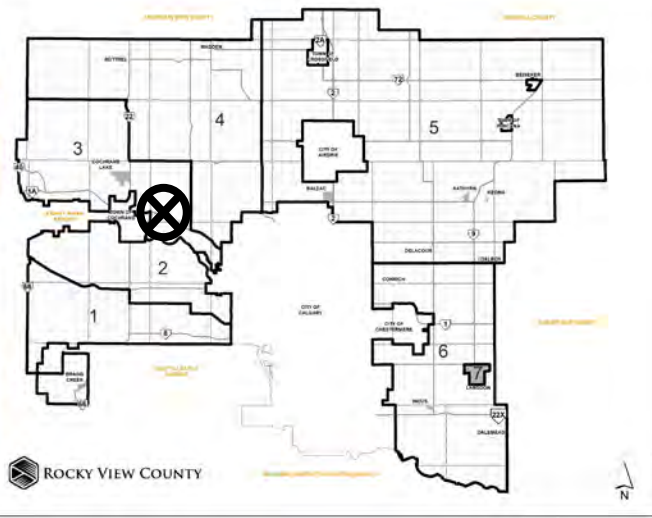
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Development Concept

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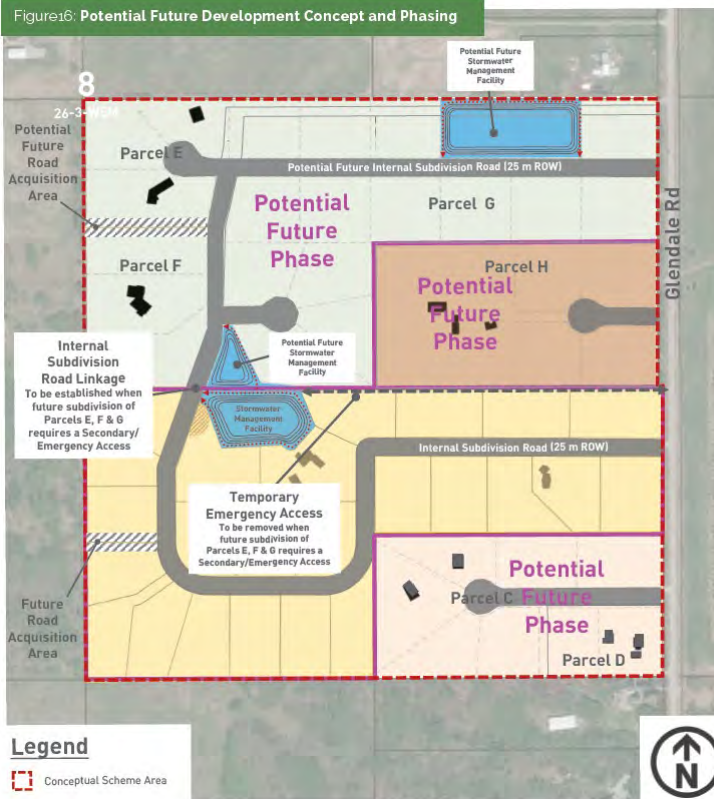
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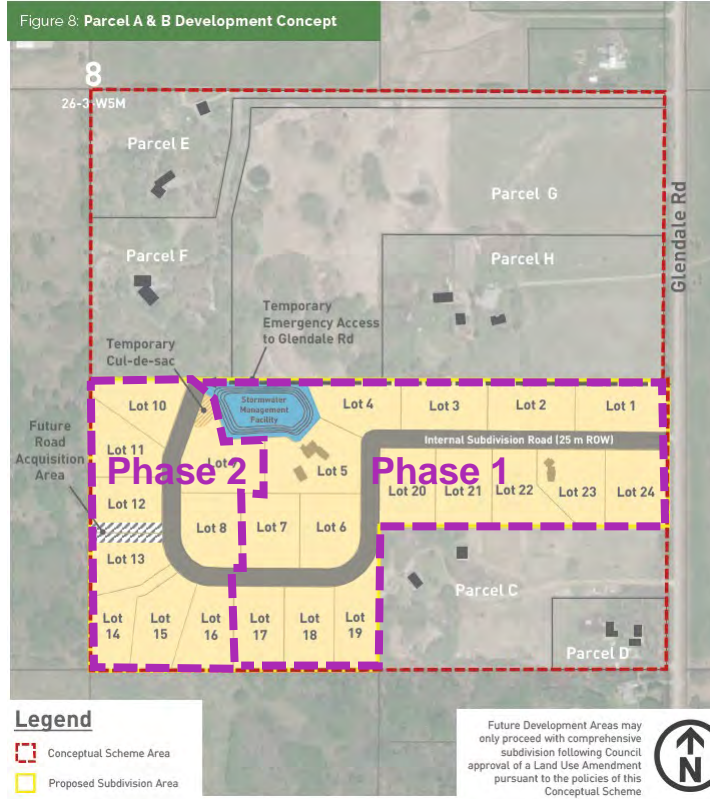
General Development Concept for the Plan Area

Figure 16: Potential Future Development Concept and Phasing



Detailed Development Concept for Phase 1&2

Figure 8: Parcel A & B Development Concept





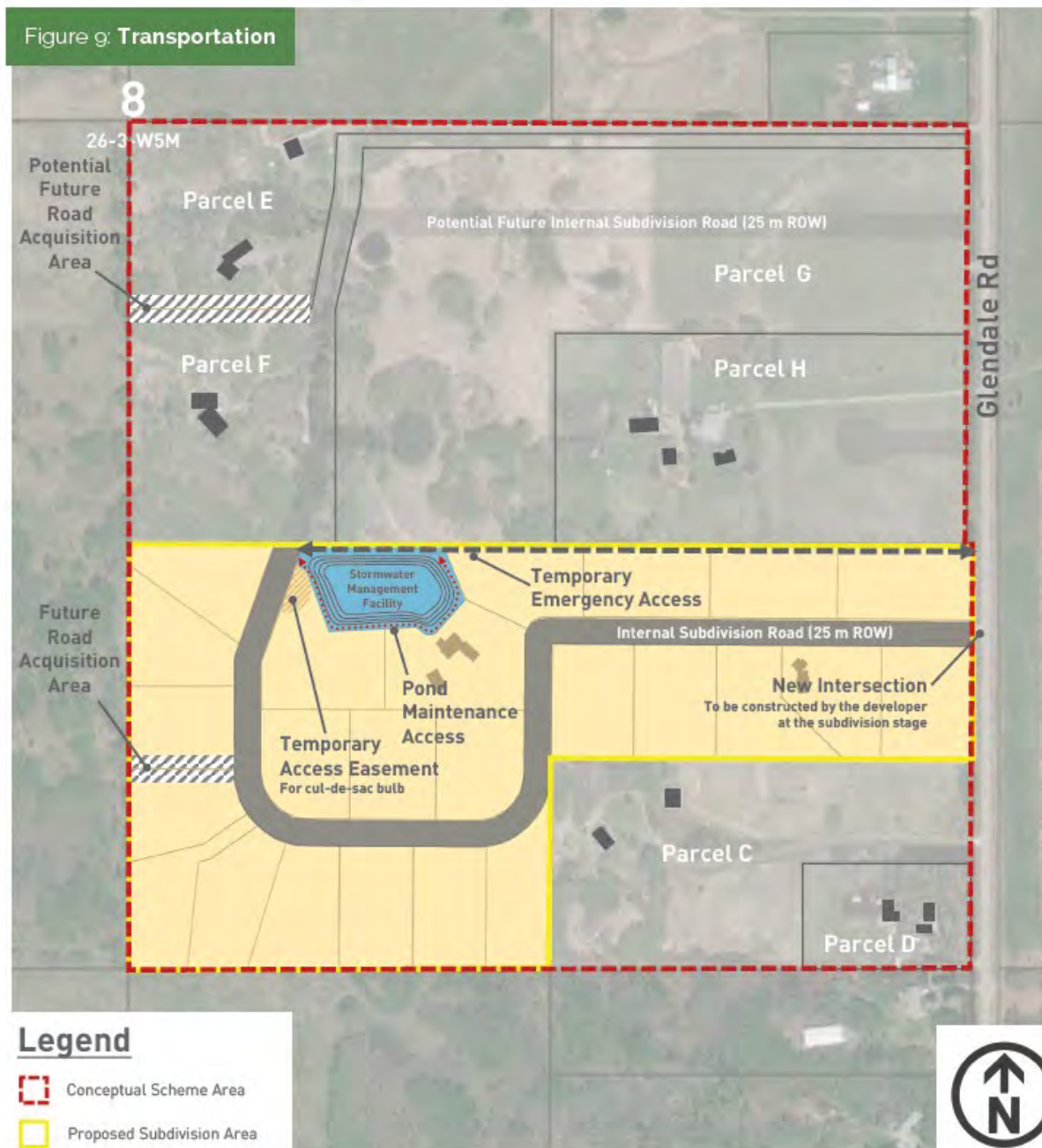
Transportation

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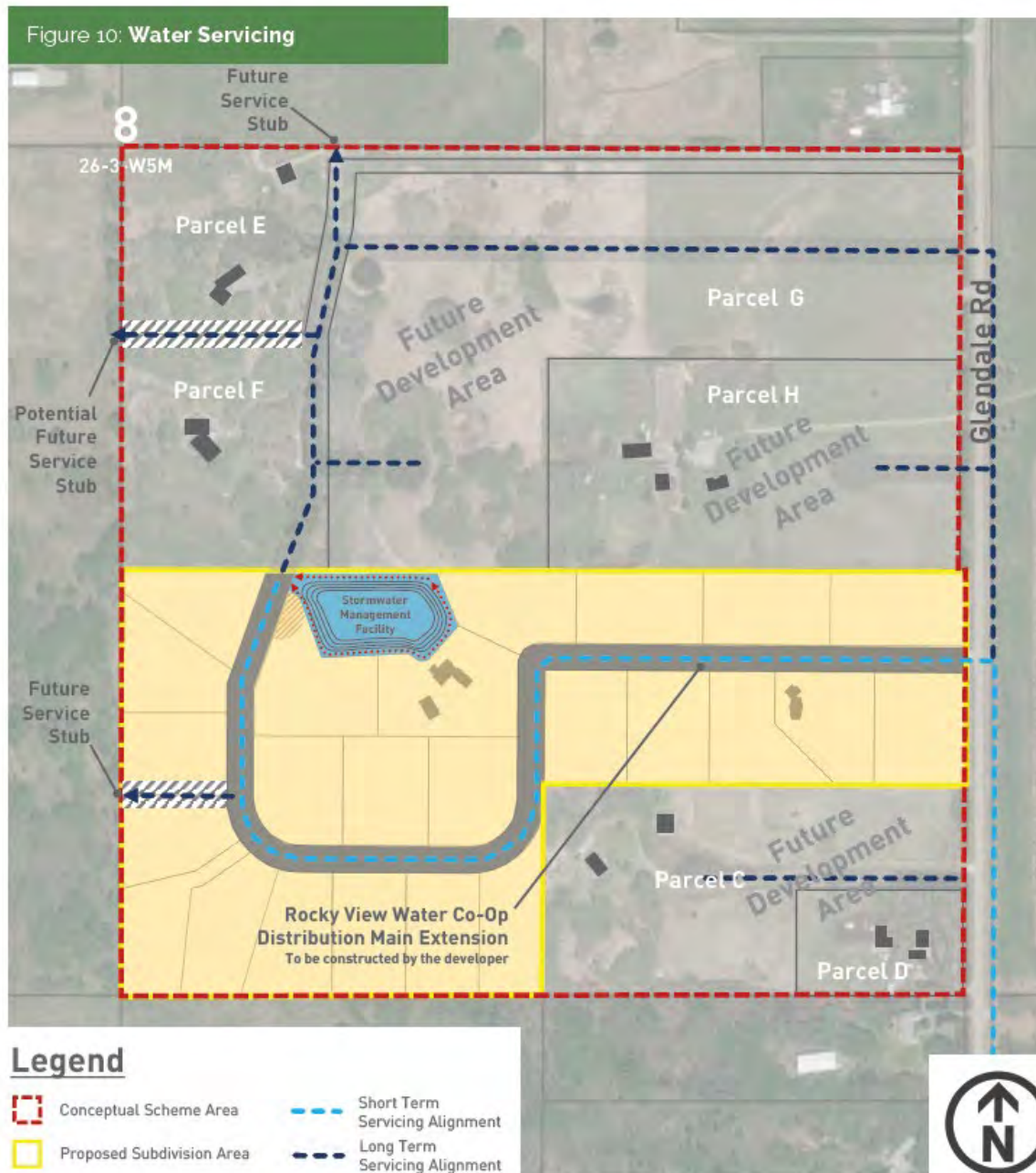
Water Servicing

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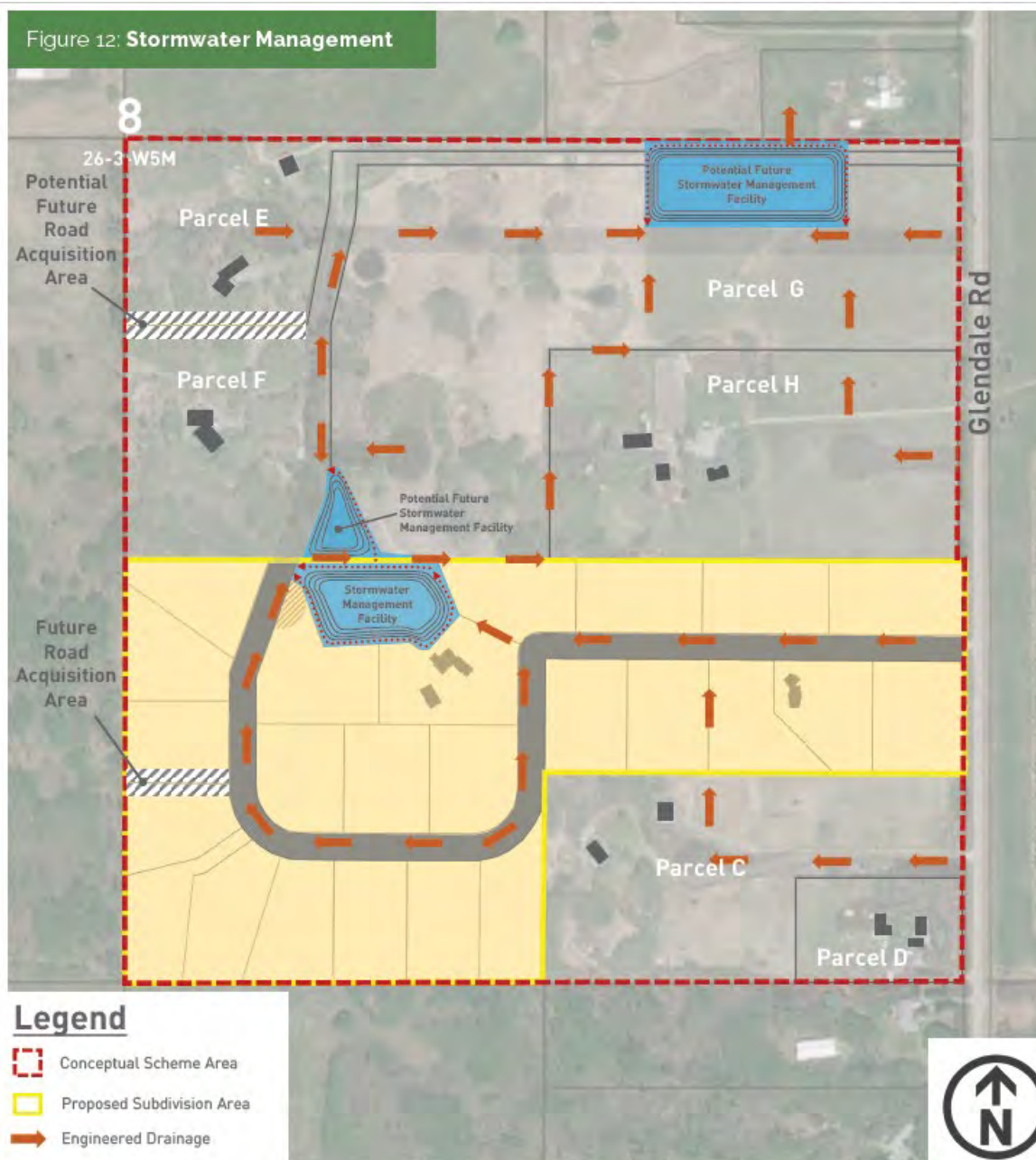
Stormwater

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Redesignation for Phase 1&2

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Figure 3 & Figure 7 of Bearspaw ASP

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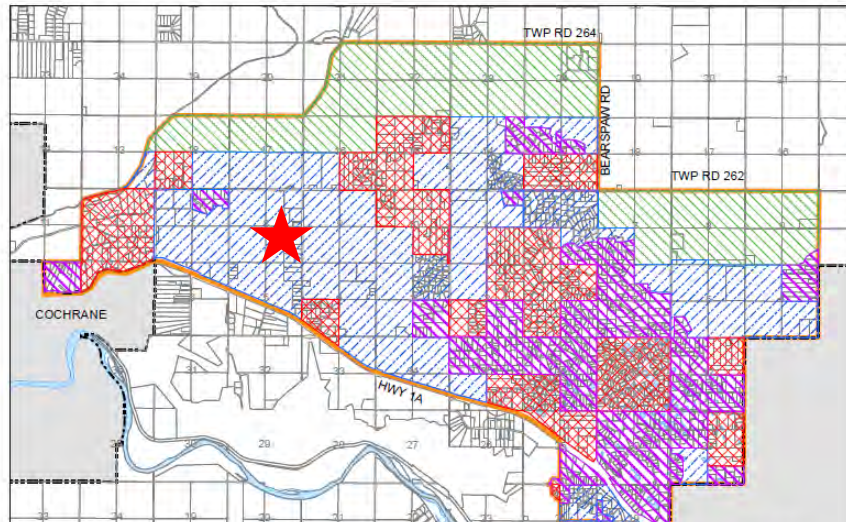


Figure 3:
Concept Plans

- ASP Area
- Lands within Development Priority Area 1 Recommended for Concept Plans
- Lands within Development Priority Areas 2&3 requiring Concept Plans
- Lands within Development Priority Area 4 are subject to the Agricultural Provisions of this Plan
- Lands generally not requiring Concept Plans

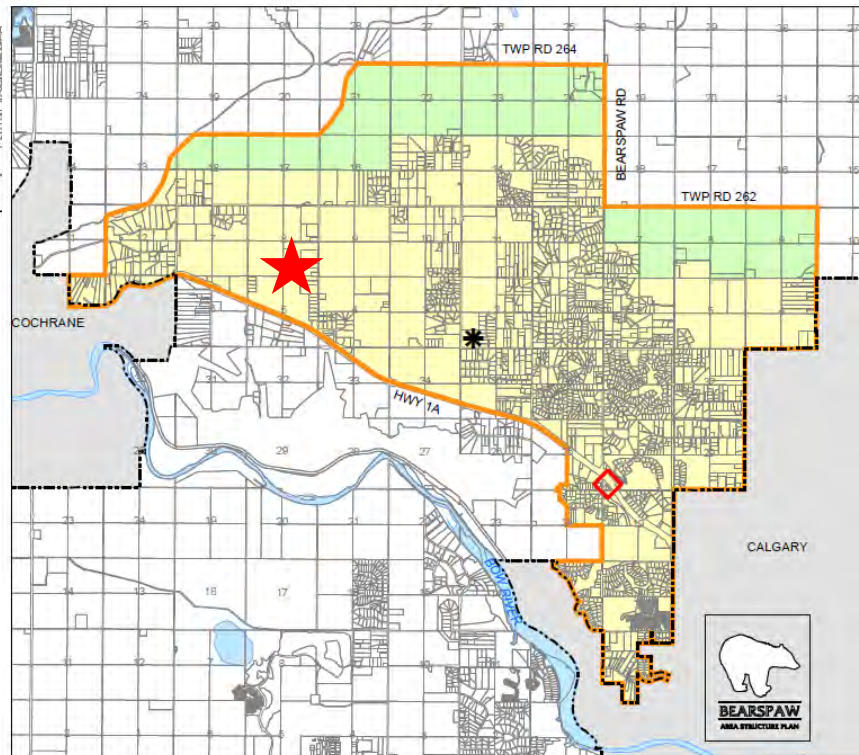


Figure 7:
Future Land
Use Scenario

- ASP Area
- Public Institutional
- Rural Commercial
- Agricultural
- Country Residential

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Figure 8 of Bears paw ASP

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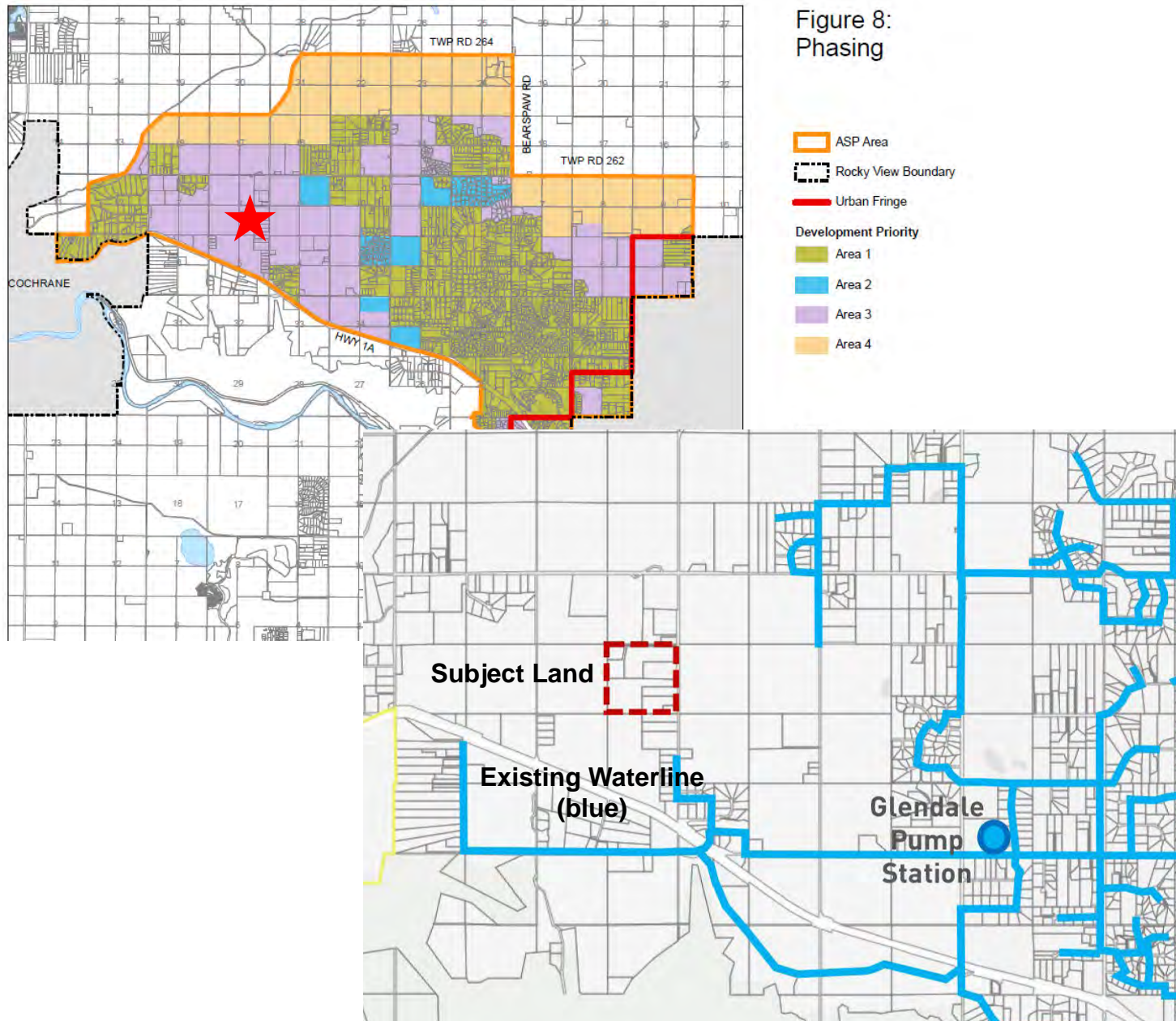
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Figure 8:
Phasing





Environmental

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Redesignation Proposal **(PL20220004)**

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

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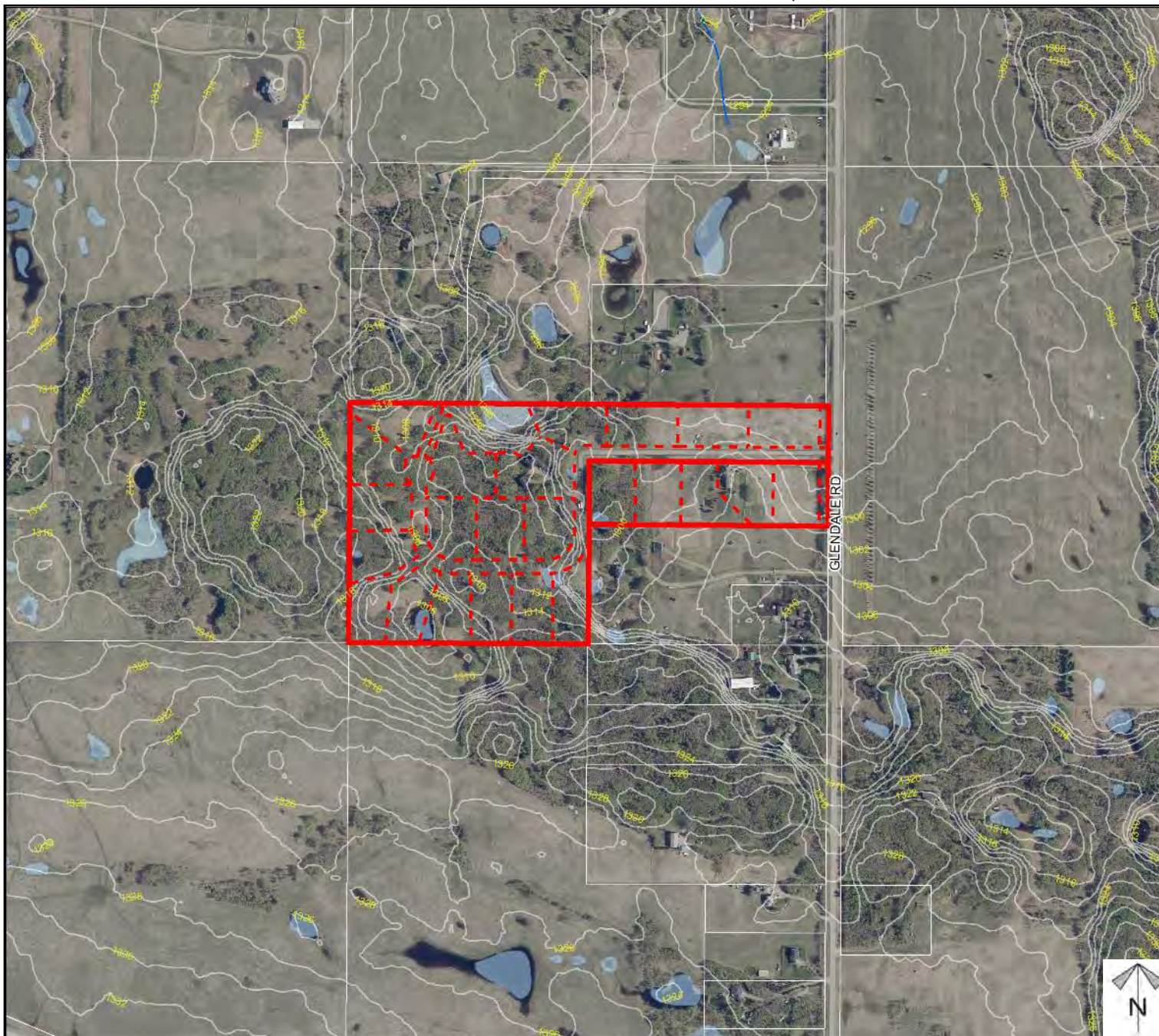
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Soil Classifications

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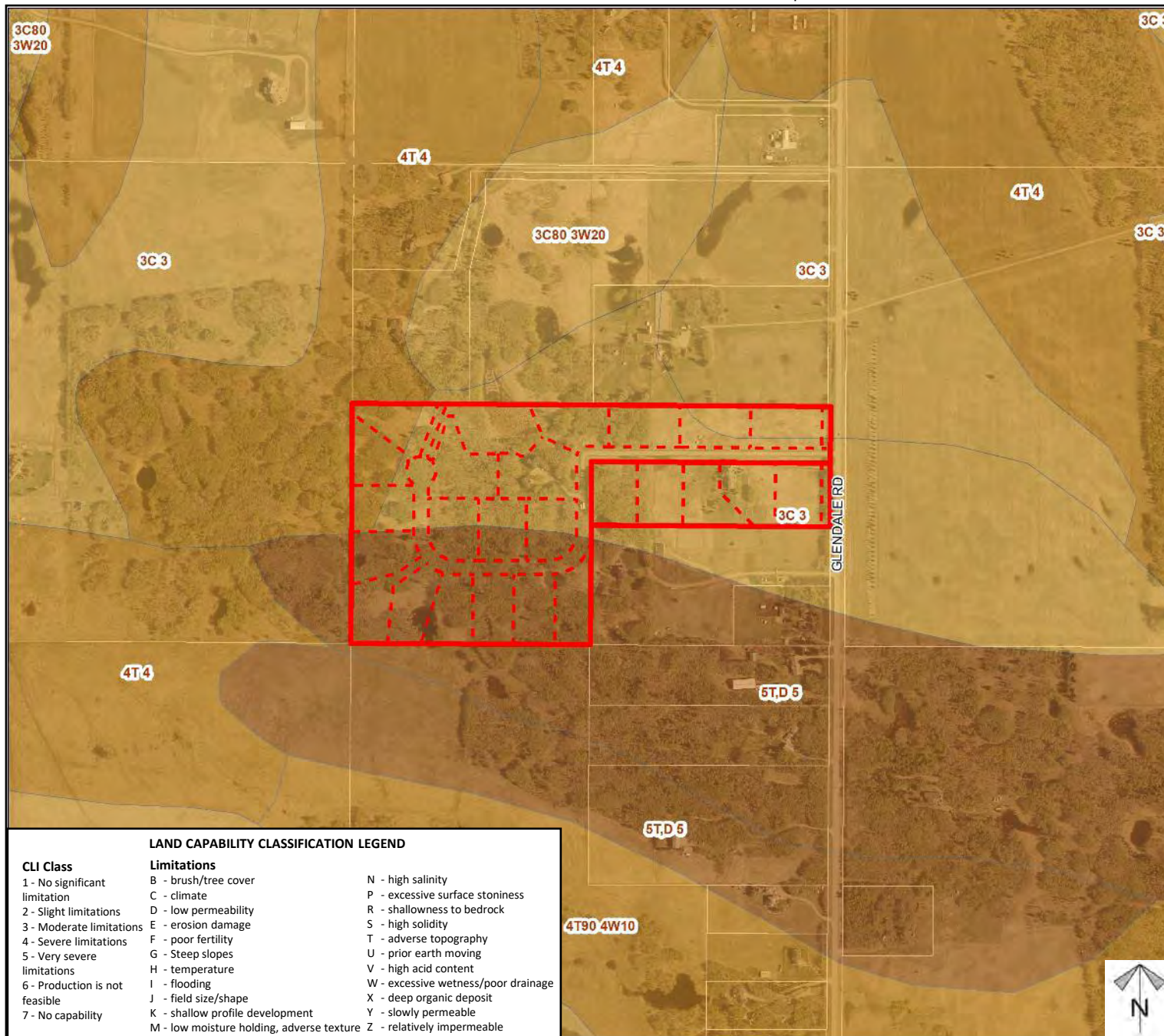
LAND CAPABILITY CLASSIFICATION LEGEND

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
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high solidity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable





Landowner Circulation Area

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Legend

Support

Not Support (4)



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