

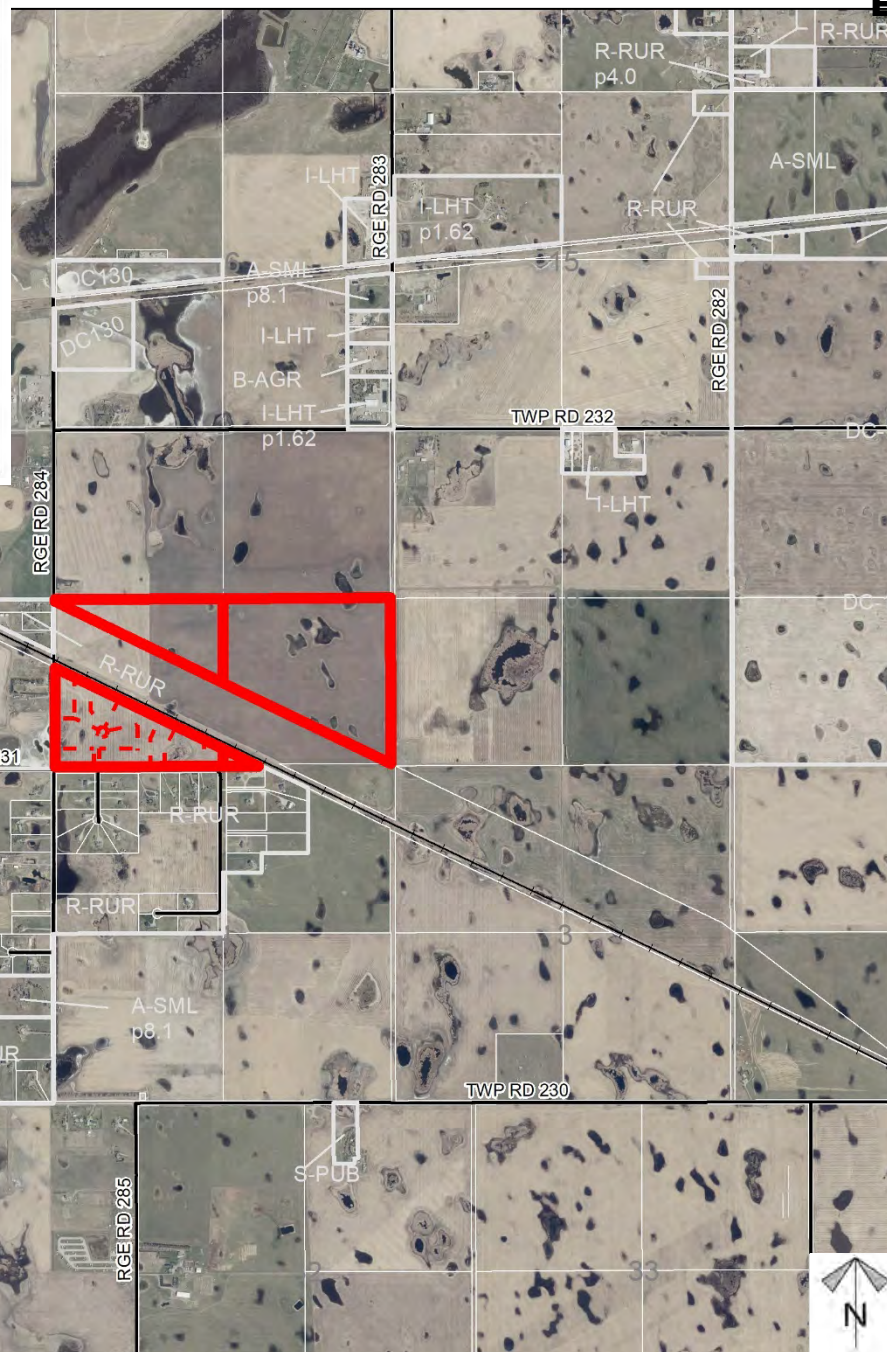
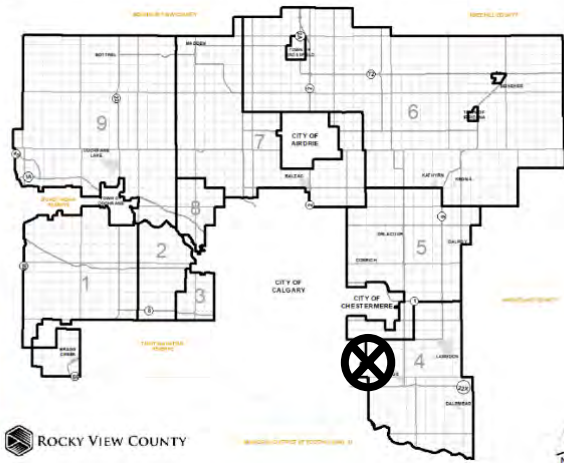
## Location & Context

### Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on  $\pm 57.34$  acres of land with a  $\pm 160.29$  acre remainder.

Division: 4  
File: PL20190192  
Roll: 03309002/9001  
Legal:  
SW/SE-09-23-28-W04M

Printed: October 20, 2020

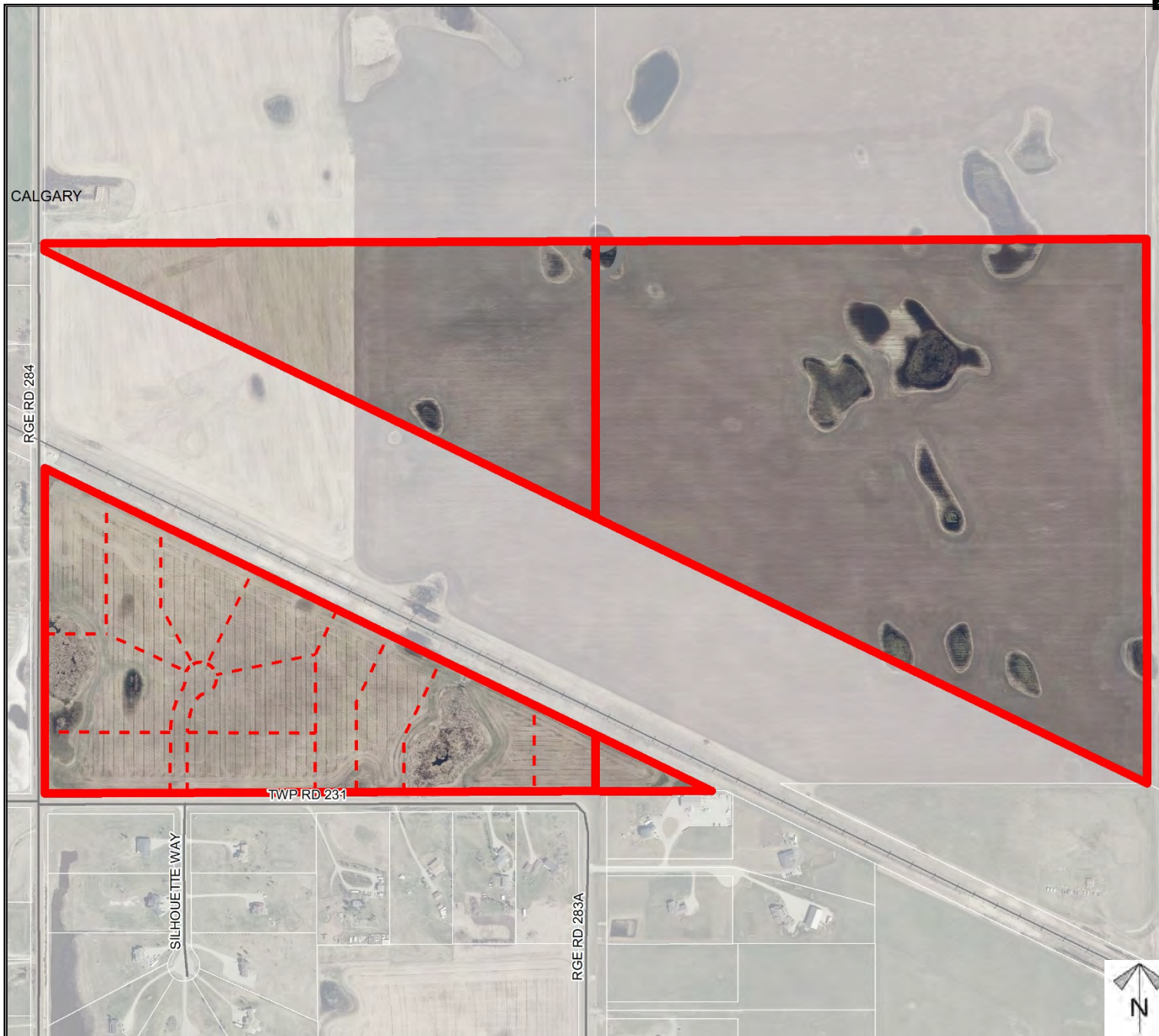




## Development Proposal

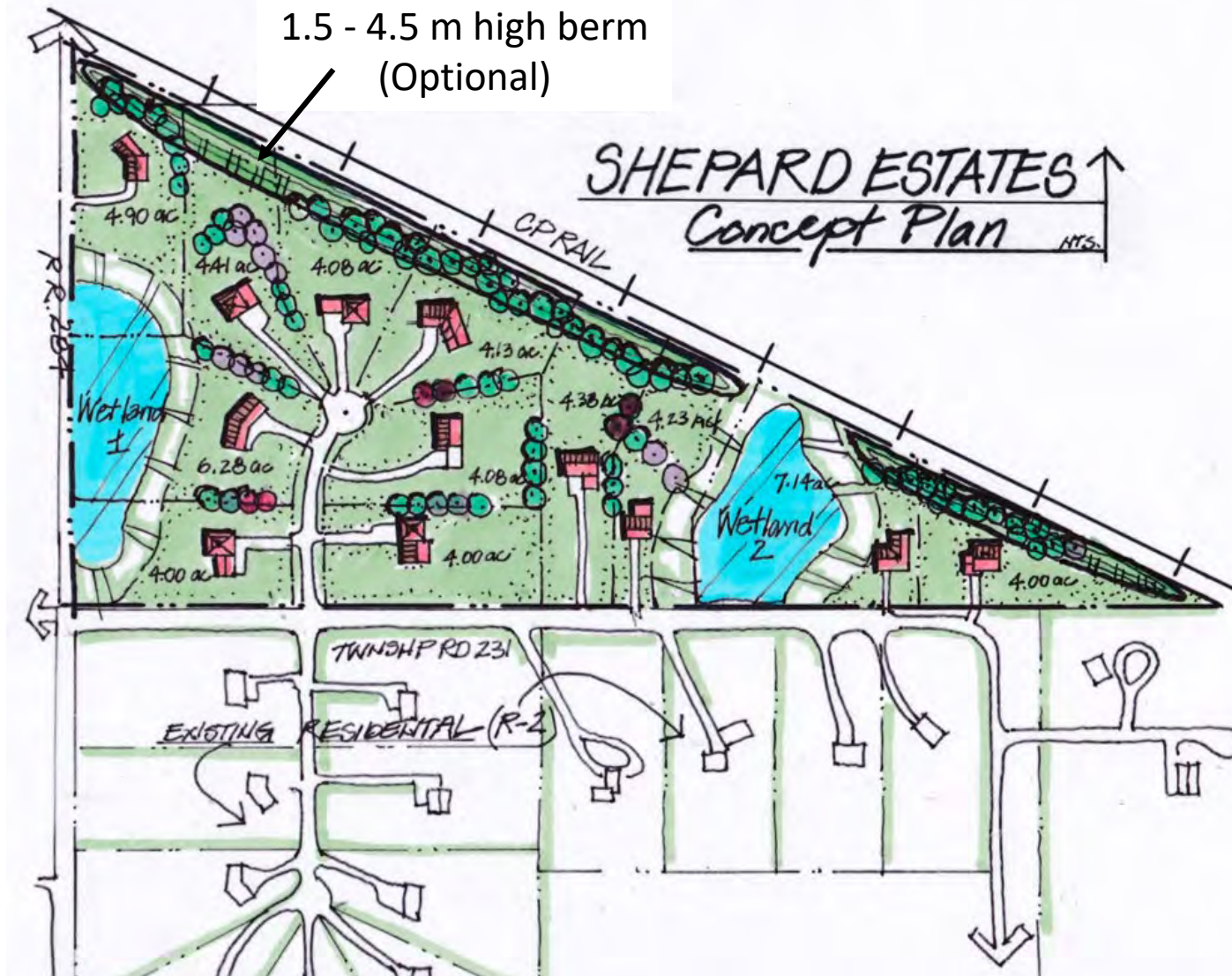
### Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on  $\pm 57.34$  acres of land with a  $\pm 160.29$  acre remainder.



Division: 4  
File: PL20190192  
Roll: 03309002/9001  
Legal:  
SW/SE-09-23-28-W04M

Printed: October 20, 2020



### Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on  $\pm 57.34$  acres of land with a  $\pm 160.29$  acre remainder.

Division: 4  
 File: PL20190192  
 Roll: 03309002/9001  
 Legal:  
 SW/SE-09-23-28-W04M

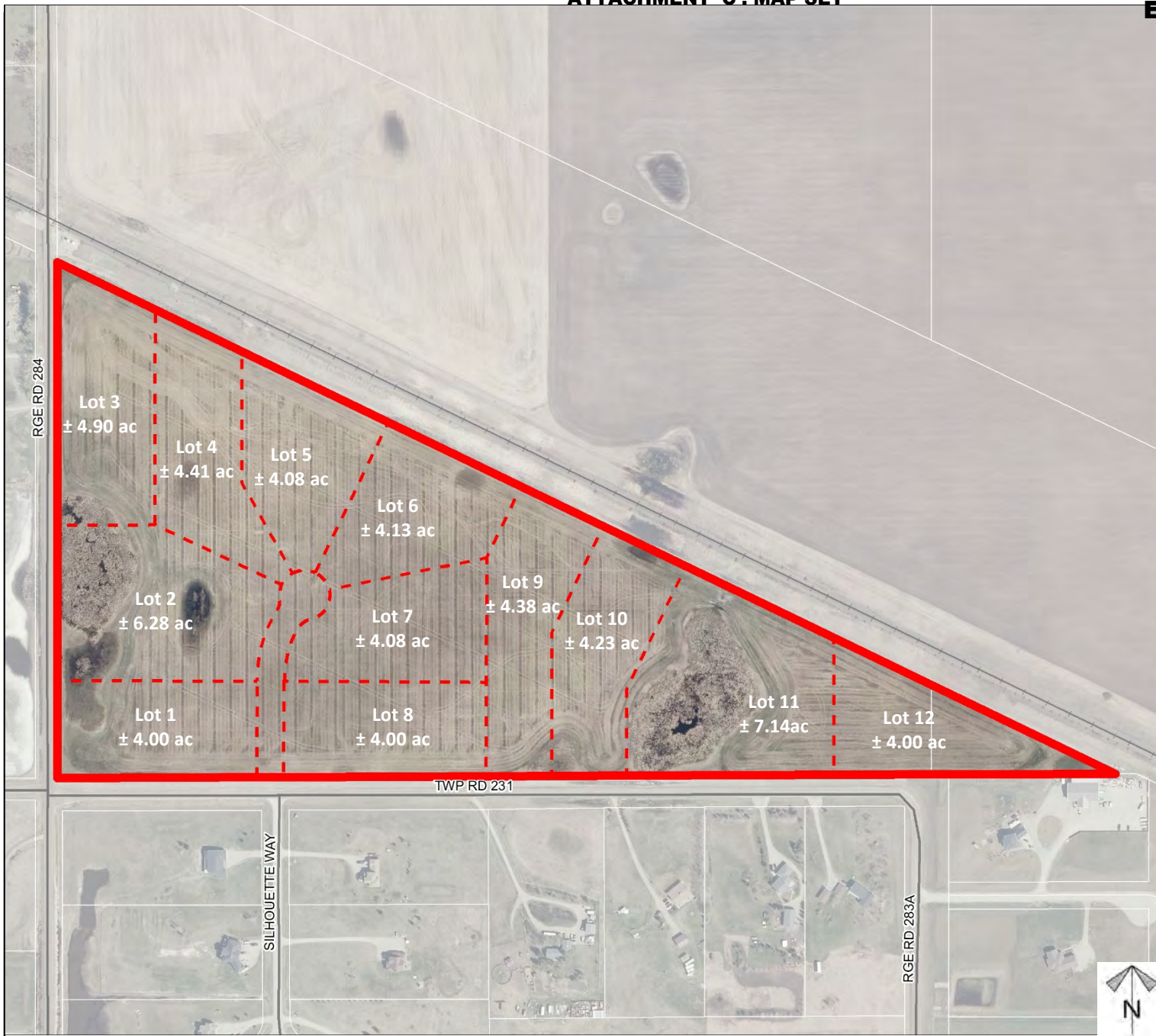
Printed: October 20, 2020



## Development Proposal

### Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on  $\pm 57.34$  acres of land with a  $\pm 160.29$  acre remainder.



Division: 4  
 File: PL20190192  
 Roll: 03309002/9001  
 Legal:  
 SW/SE-09-23-28-W04M

Printed: October 20, 2020



## Environmental

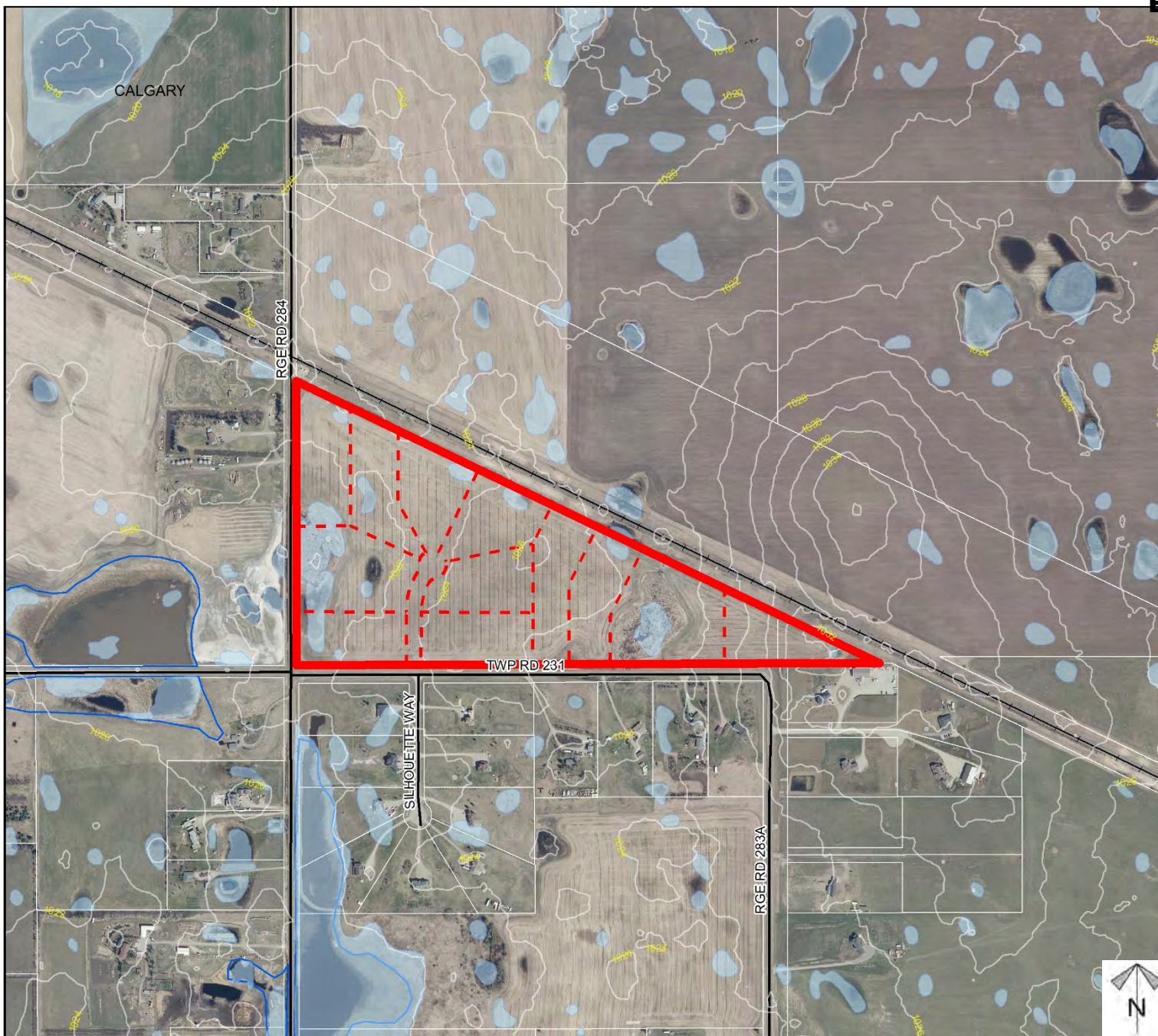
Conceptual Scheme  
Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on  $\pm 57.34$  acres of land with a  $\pm 160.29$  acre remainder.

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

Division: 4  
File: PL20190192  
Roll: 03309002/9001  
Legal:  
SW/SE-09-23-28-W04M

Printed: October 20, 2020

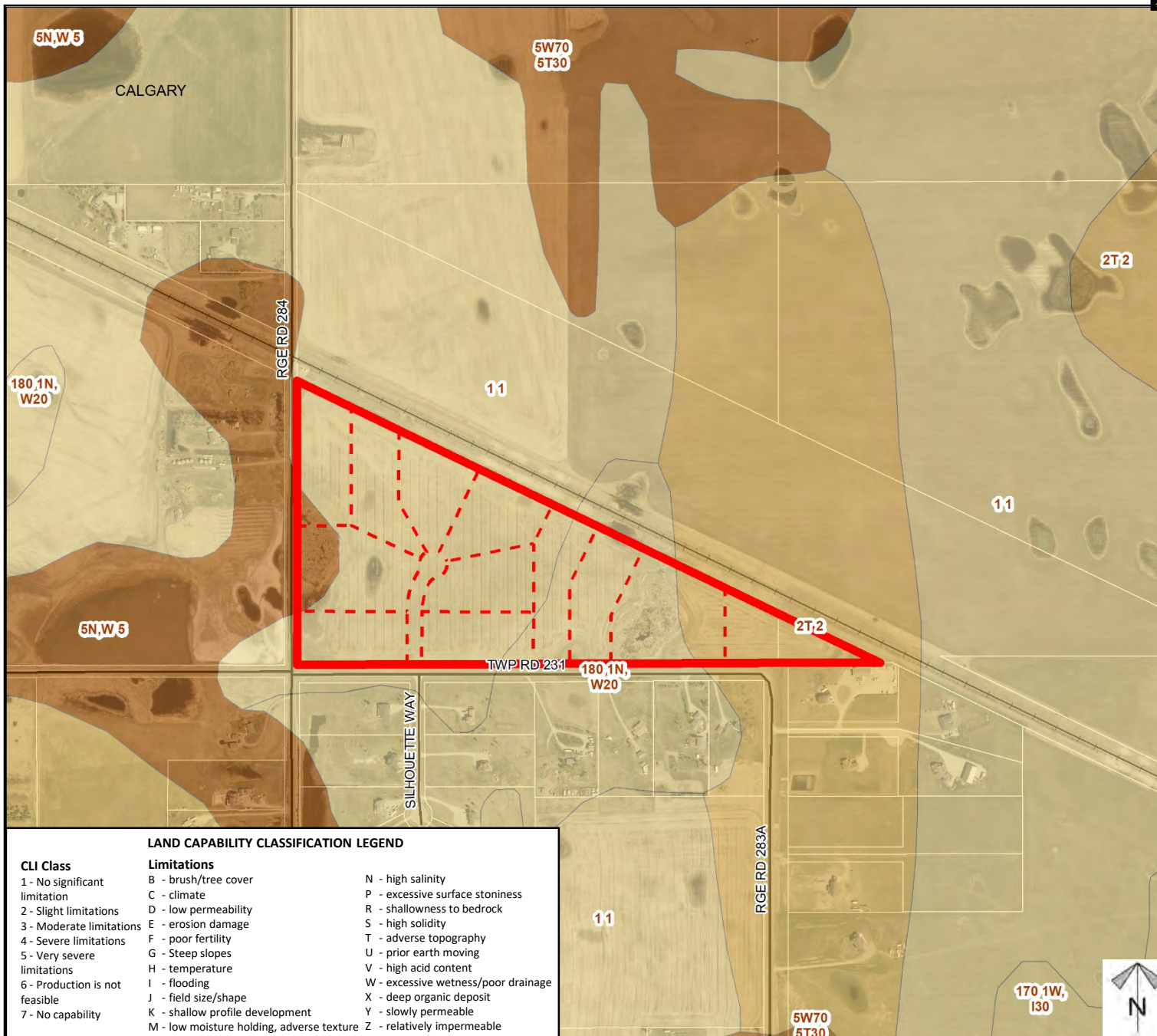




## Soil Classifications

### Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on  $\pm 57.34$  acres of land with a  $\pm 160.29$  acre remainder.



Division: 4  
File: PL20190192  
Roll: 03309002/9001  
Legal:  
SW/SE-09-23-28-W04M

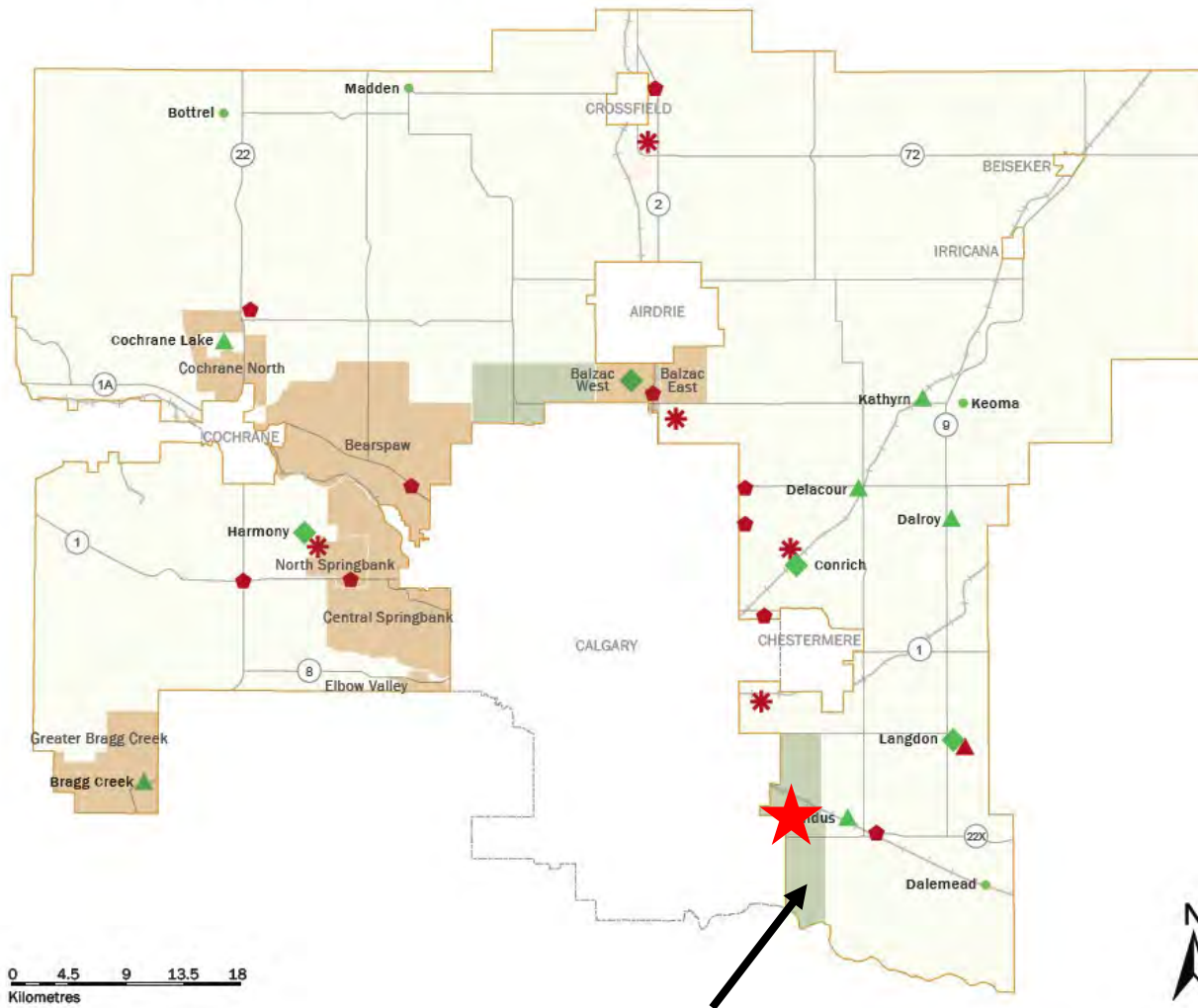
Printed: October 20, 2020

## MAP 1 - MANAGING GROWTH

## County Plan

Conceptual Scheme  
Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on  $\pm 57.34$  acres of land with a  $\pm 160.29$  acre remainder.



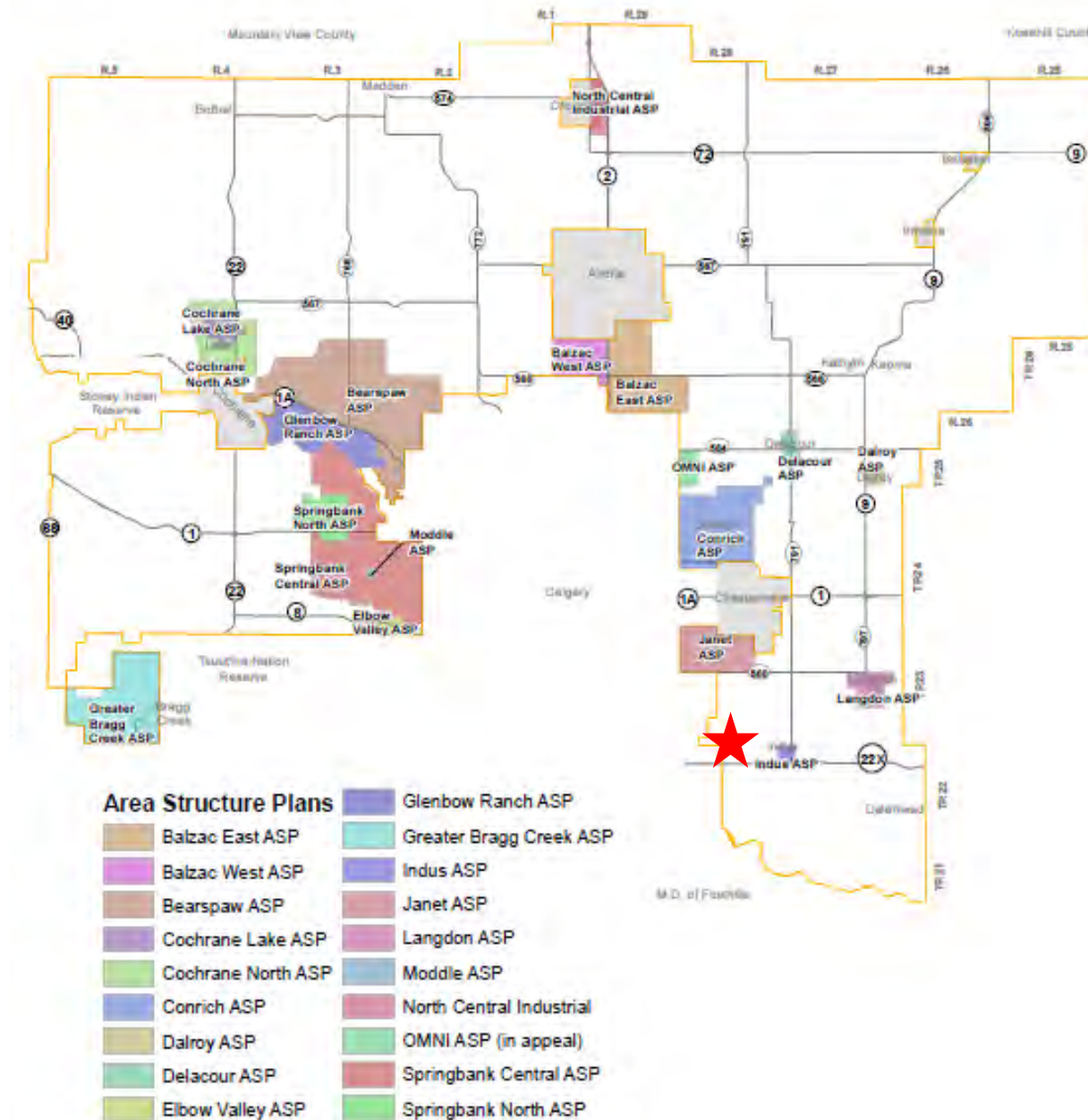
**Future Growth Areas**  
(Rocky View County / Calgary IDP)

Division: 4  
File: PL20190192  
Roll: 03309002/9001  
Legal:  
SW/SE-09-23-28-W04M

Printed: October 20, 2020

Existing County  
ASPsConceptual Scheme  
Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on  $\pm 57.34$  acres of land with a  $\pm 160.29$  acre remainder.



Division: 4  
File: PL20190192  
Roll: 03309002/9001  
Legal:  
SW/SE-09-23-28-W04M

Printed: October 20, 2020



## Landowner Circulation Area

### Conceptual Scheme Proposal

To adopt the Shepard Estates Conceptual Scheme that provides a policy framework to guide future redesignation and subdivision for residential development on  $\pm 57.34$  acres of land with a  $\pm 160.29$  acre remainder.

#### Legend

Support



Opposition



Concern (2)



Division: 4

File: PL20190192

Roll: 03309002/9001

Legal:

SW/SE-09-23-28-W04M

Printed: October 20, 2020

