



Welcome!

Eagle Butte Ranch
Conceptual Scheme
Open House



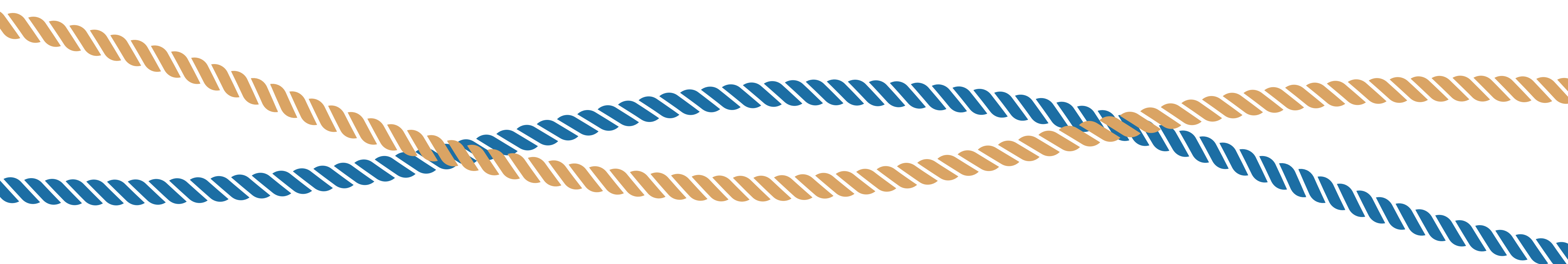
Today we will:

Share information about the project.

Respond to questions &
gather your input.

Thank you for attending.

Please sign-in.

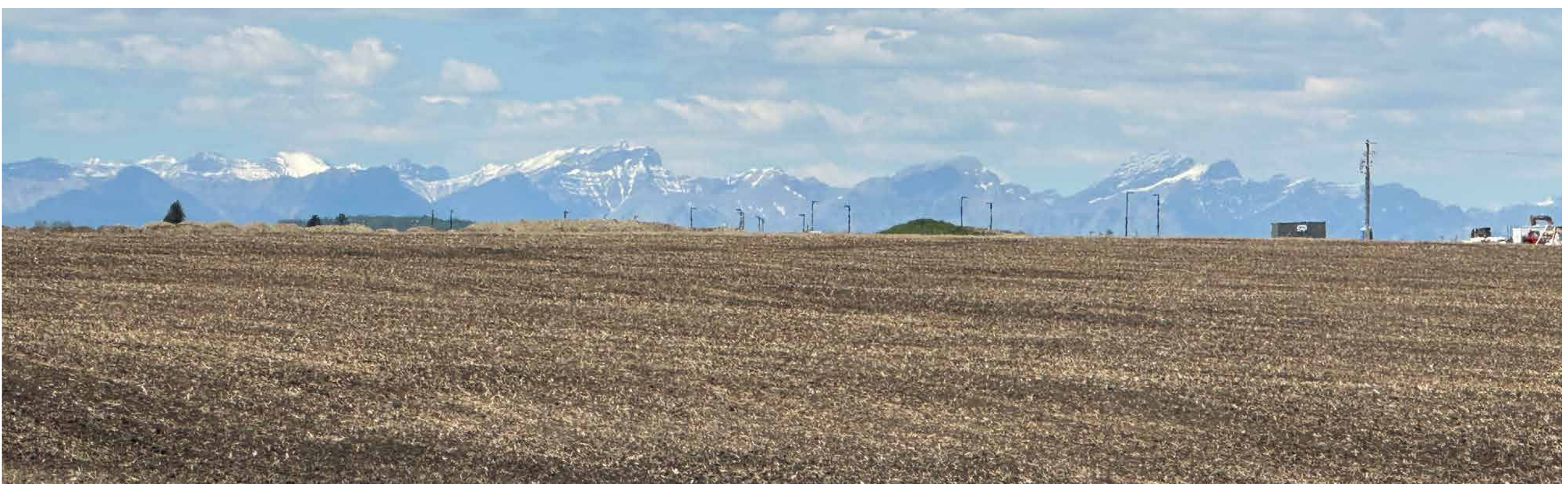


Honouring Gordon MacDonald



The MacDonald family, owners of Global Canuck Energy, wish to create a thoughtful legacy project to honour their late father, Gordon MacDonald. Gordon was a beloved member of the family and the Springbank community.

- Decades ago, with an entrepreneurial spirit and a passion for quarter horses, Gordon created a well-reputed breeding and equine facility at the site, where he and his family spent time training their champion horses.
- Gordon loved being able to see the Rocky Mountains from his property – a characteristic the family also values.
- Gordon's quarter horses became highly sought after throughout North America and in 2002, Gordon was inducted into the Alberta Horse Hall of Fame. Gordon's work within the quarter horse community has left a lasting impression on Alberta's horse industry.



Site Location



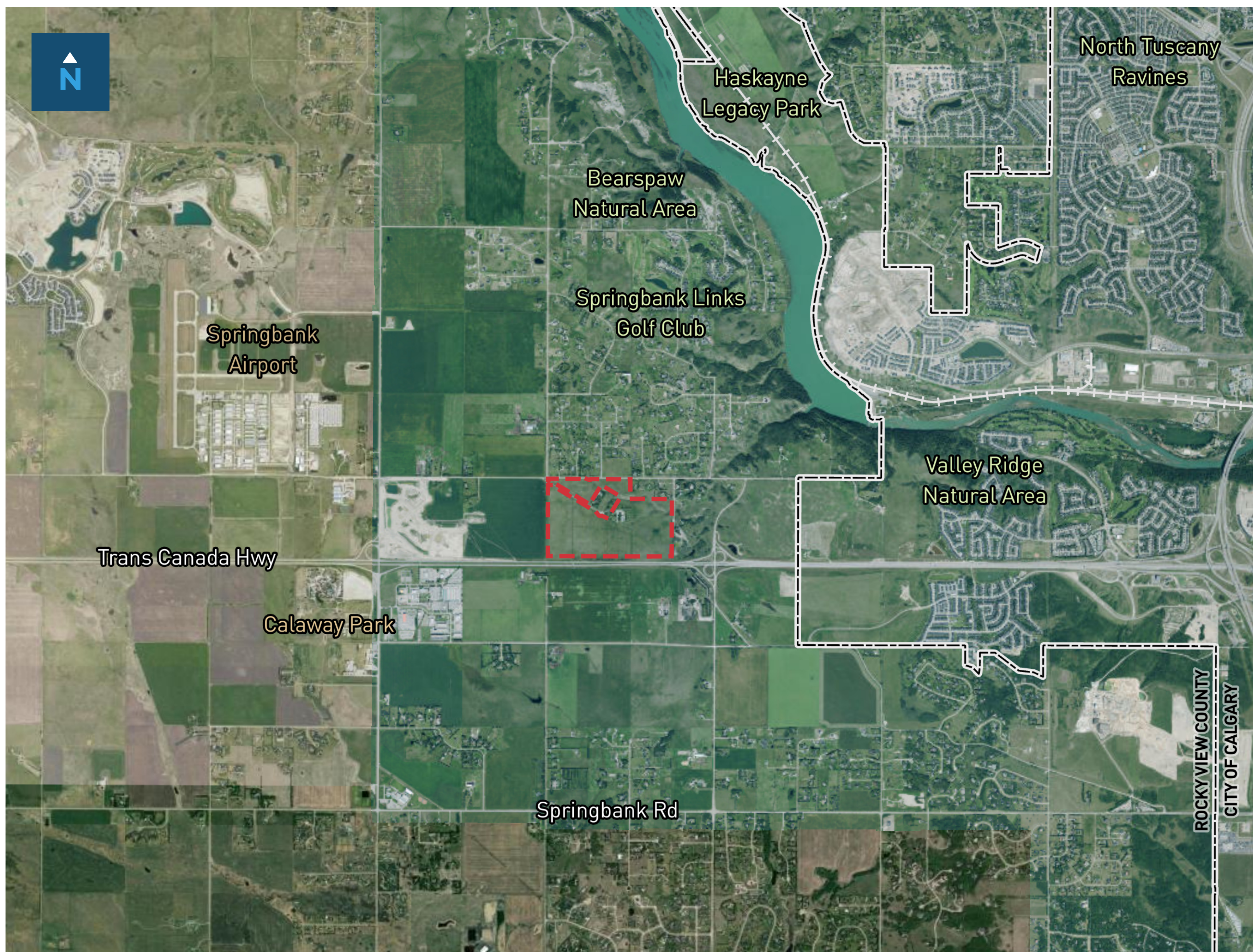
Located in Springbank about half a mile from Calgary, the project is made up of 7 parcels over about 200 acres of land, with some existing dwellings.

The site is adjacent to:

- Country residential properties to the north and east;
- Range Road 31 to the east;
- Highway 1 to the south, and;
- Agricultural land to the west, with a future undeveloped road allowance.

Nearby developments include:

- Harmony
- Springbank Airport
- Bingham Crossing
- Edge School for Athletes
- Calaway Park
- Commercial Court



Subject Site Municipal Boundary Railway

Global Canuck Energy intends to design a thoughtful, high-quality country residential project that seamlessly integrates into the surrounding community.



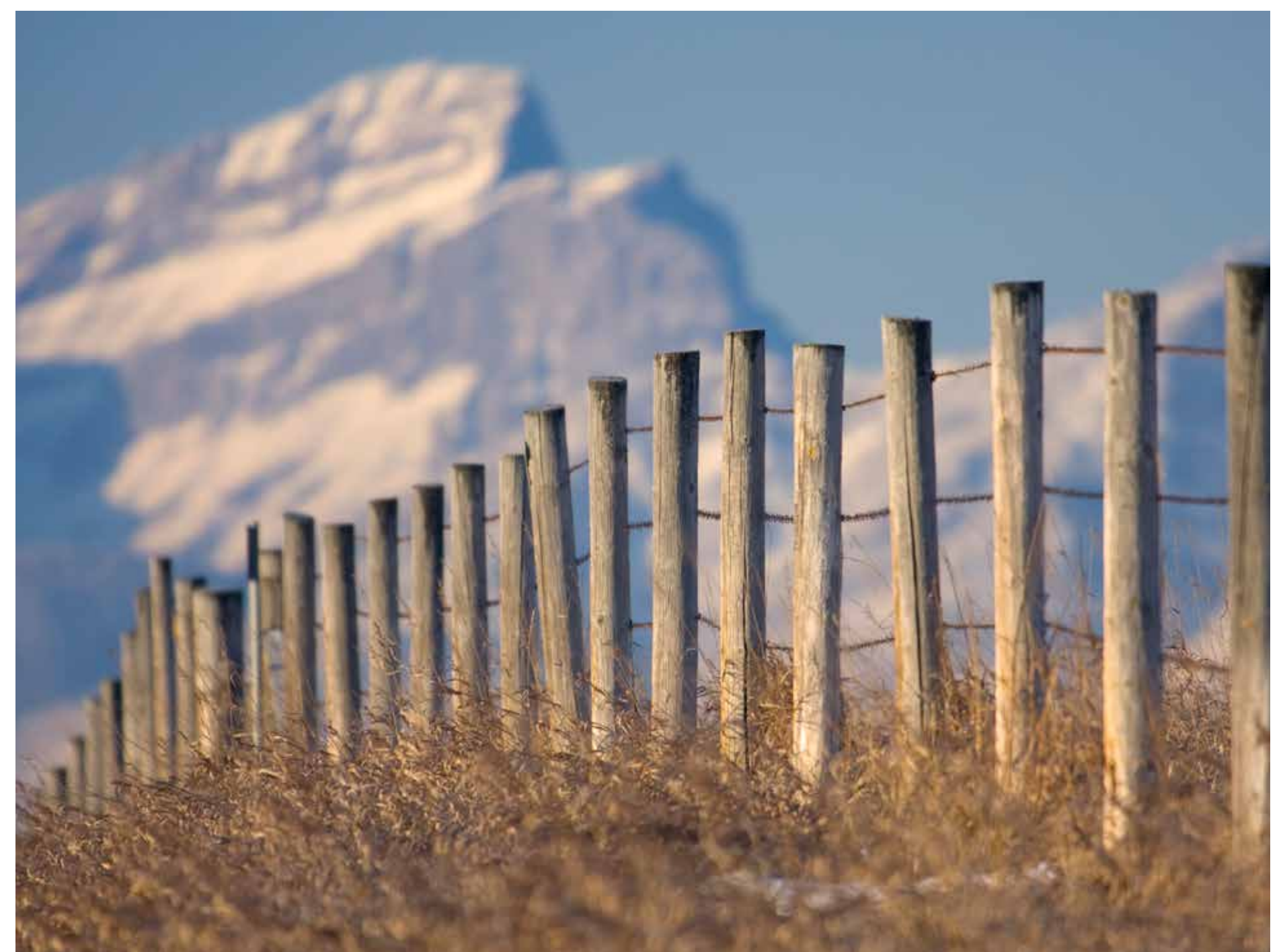
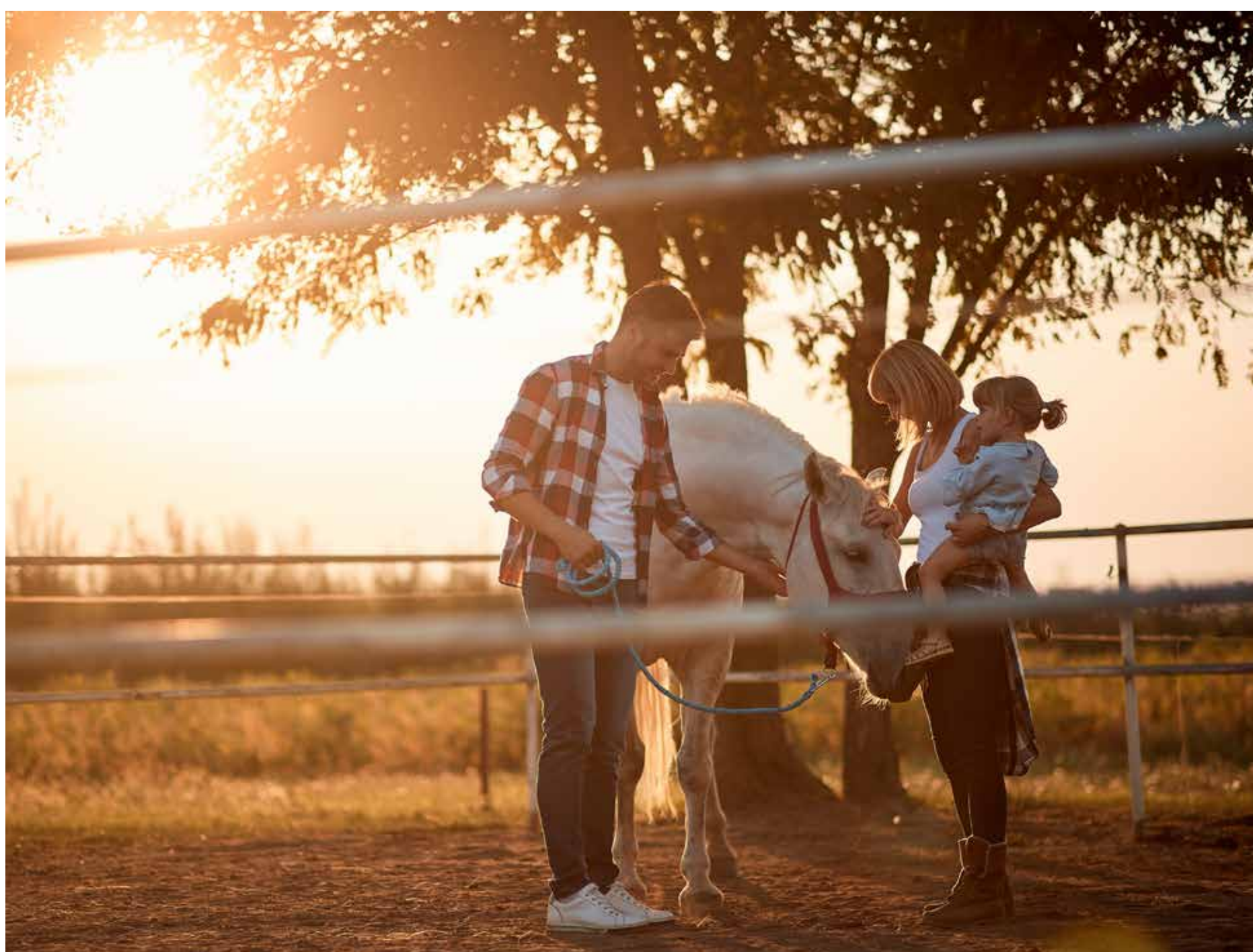
The site is currently zoned Residential – Residential Rural District (R-RUR). Most of the site is expected to be redesignated to Residential – Country Residential District (R-CRD) to allow for future subdivision with a minimum lot size of two acres.



Careful consideration will be given to take advantage of views of the Rocky Mountains and rural scenic significance, in accordance with the Springbank Area Structure Plan Special Planning Area #1.



The project intends to celebrate the history of equestrian activities at the site through the potential preservation of the ranch house and equine facilities (to be left within a remaining agricultural parcel). Future agri-tourism opportunities include a horse trail within a portion of the proposed development area. Agri-tourism opportunities will be evaluated as the project progresses.



Conceptual Scheme Option A



Key Features, Option A:

- Lots approximately 2 – 3 acres
- Stormwater pond in northeast portion of the site
- Larger lots beside the Trans-Canada Highway and adjacent farmland to the west
- Lots along the northern edge respond contextually to the existing country residential
- Potential preservation of the existing ranch house and equine facilities
- Introduction of horse trails in Environmental Reserve lands



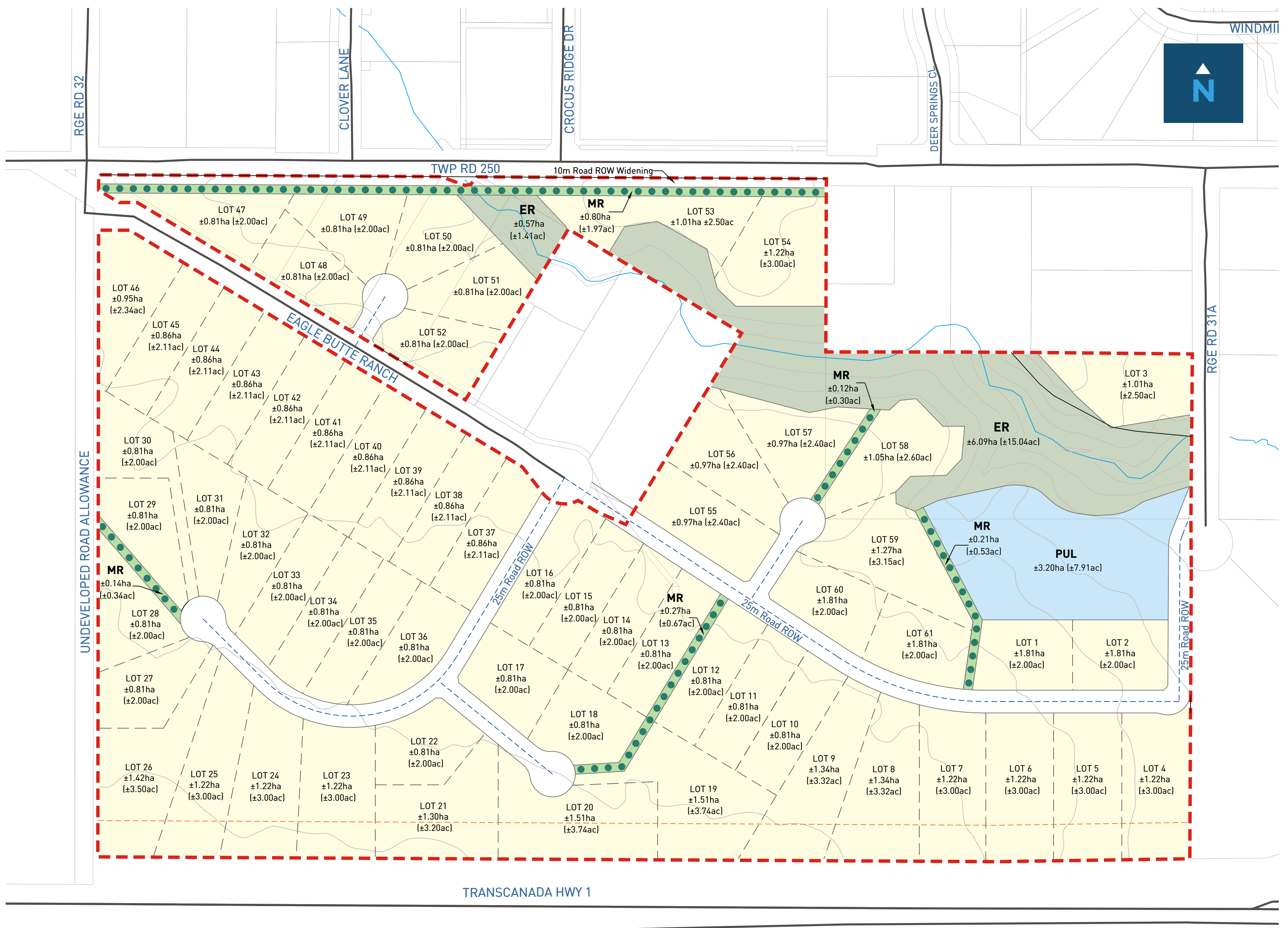
*early draft conceptual scheme for discussion purposes only and may be updated based on findings from technical studies.

Conceptual Scheme Option B



Key Features, Option B:

- Lots approximately 2 - 3 acres
- Stormwater pond in northeast portion of the site
- Larger lots beside the Trans-Canada Highway and adjacent farmland to the west
- Lots along the northern edge respond contextually to the existing country residential



Subject Lands ±75.36ha (±186.22ac)	Watercourse	R-CRD: Residential-Country Residential
Contour (5m)	Road Existing	ER: Special Purpose - Urban Nature
Alberta Transportation & Economic Corridors Minimum Building Setback Line (40m)	25m Road Proposed	MR: Special Purpose - Open Space
Pathway	PUL: Public Service Storm Pond	

*early draft conceptual scheme for discussion purposes only and may be updated based on findings from technical studies.

The proposed Servicing Strategy includes:

- The development of a Stormwater Management Report.
- A stormwater pond in the northeast area of the site in accordance with the Springbank Master Drainage Plan.
- Water servicing capacity to be supplied by a future piped water system.
- Private sewage treatment systems for each dwelling (to include packaged wastewater treatment plants as required by County Policy 449: Requirements for Wastewater Treatment Systems).
- A Utility Servicing Memo is being prepared as part of this application.

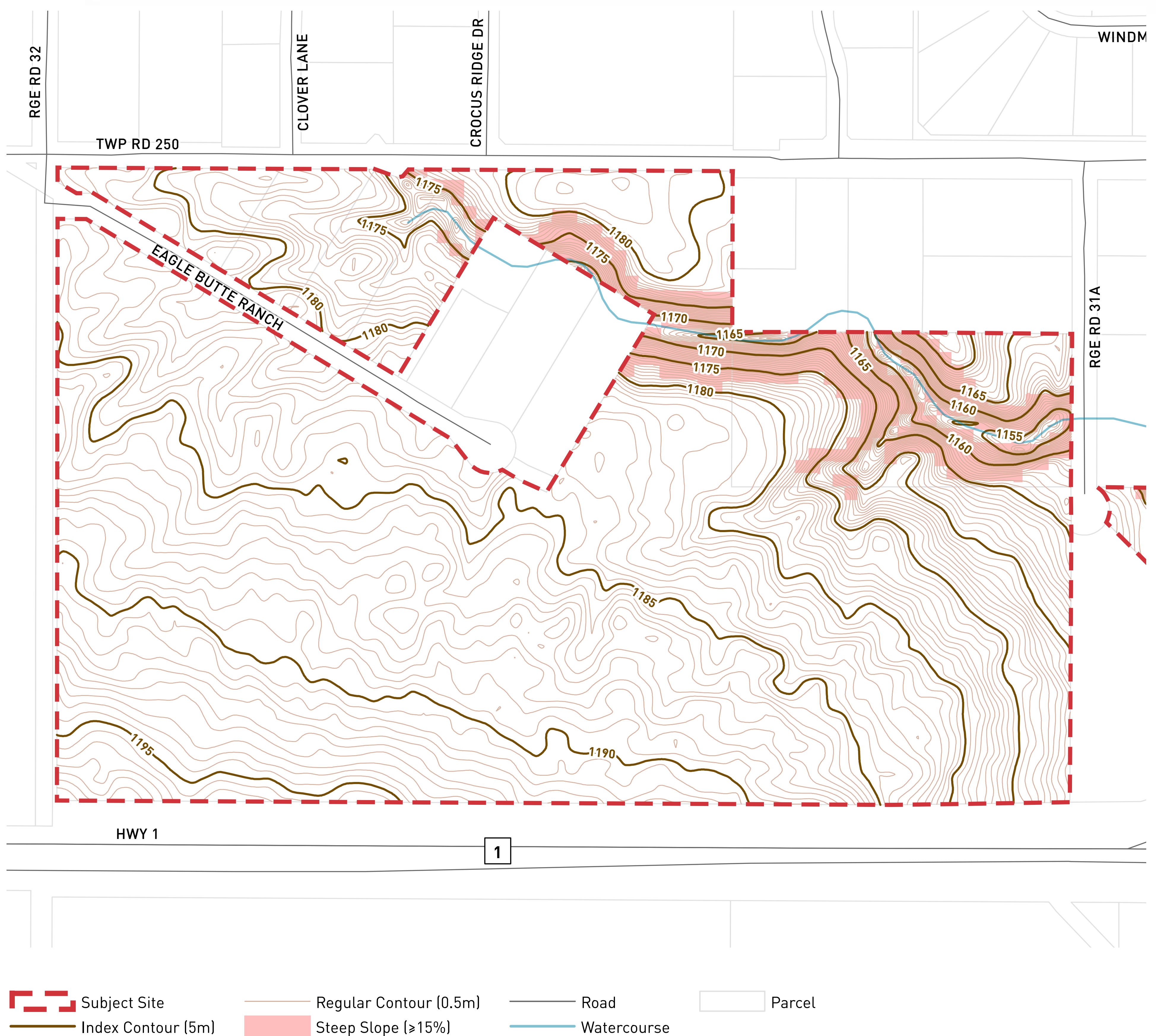


Topography & Drainage

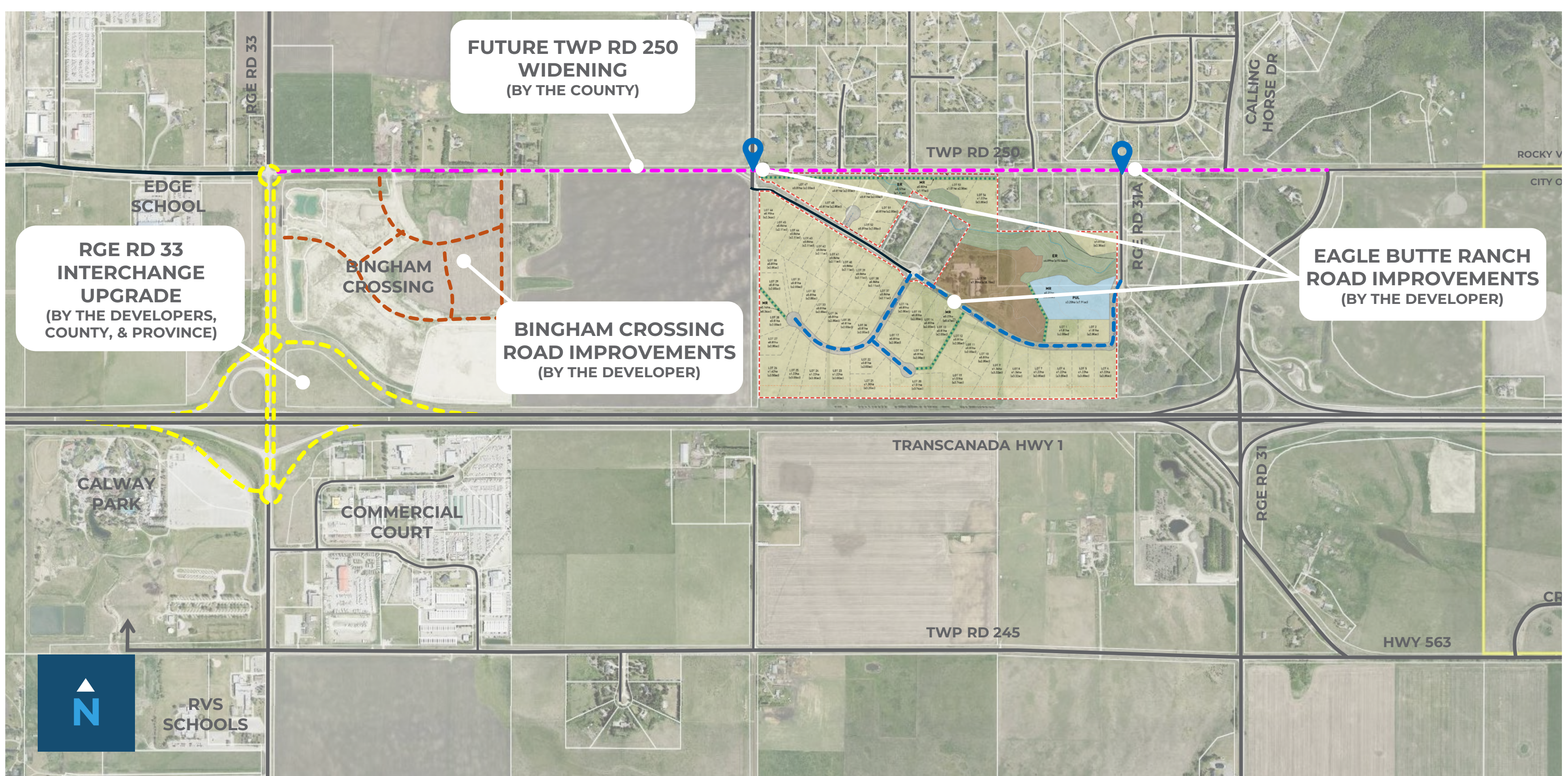


Features Include:

- The site contains an existing natural drainage channel that traverses the northern portion of the site – which is expected to be retained within an Environmental Reserve.
- Topography slopes across the site generally from southwest towards the northeast.



- Several upgrades are either underway or proposed in the area, including a new interchange at the intersection of Range Road 33 and Trans Canada Hwy 1, and the future widening of Township Road 250. These transportation projects, along with others, will help move traffic effectively through the area and reduce current impacts caused by construction activities.
- An internal pathway and future connection The City of Calgary and Bragg Creek will be included in project planning.
- Residential lots adjacent to Trans Canada Highway 1 will be deeper to help preserve view of the Rocky Mountains. A proposed recreational horse trail along the perimeter of these lots will contribute to the rural scenic experience of highway users.
- Future upgrades are anticipated at Range Roads 32 and 31A to improve traffic movement. A Transportation Impact Assessment is currently underway to study future traffic that may be generated by the proposed project. Global Canuck Energy will also provide a levy contribution to the County to help facilitate other future transportation upgrades in the area.



Springbank Area Structure Plan

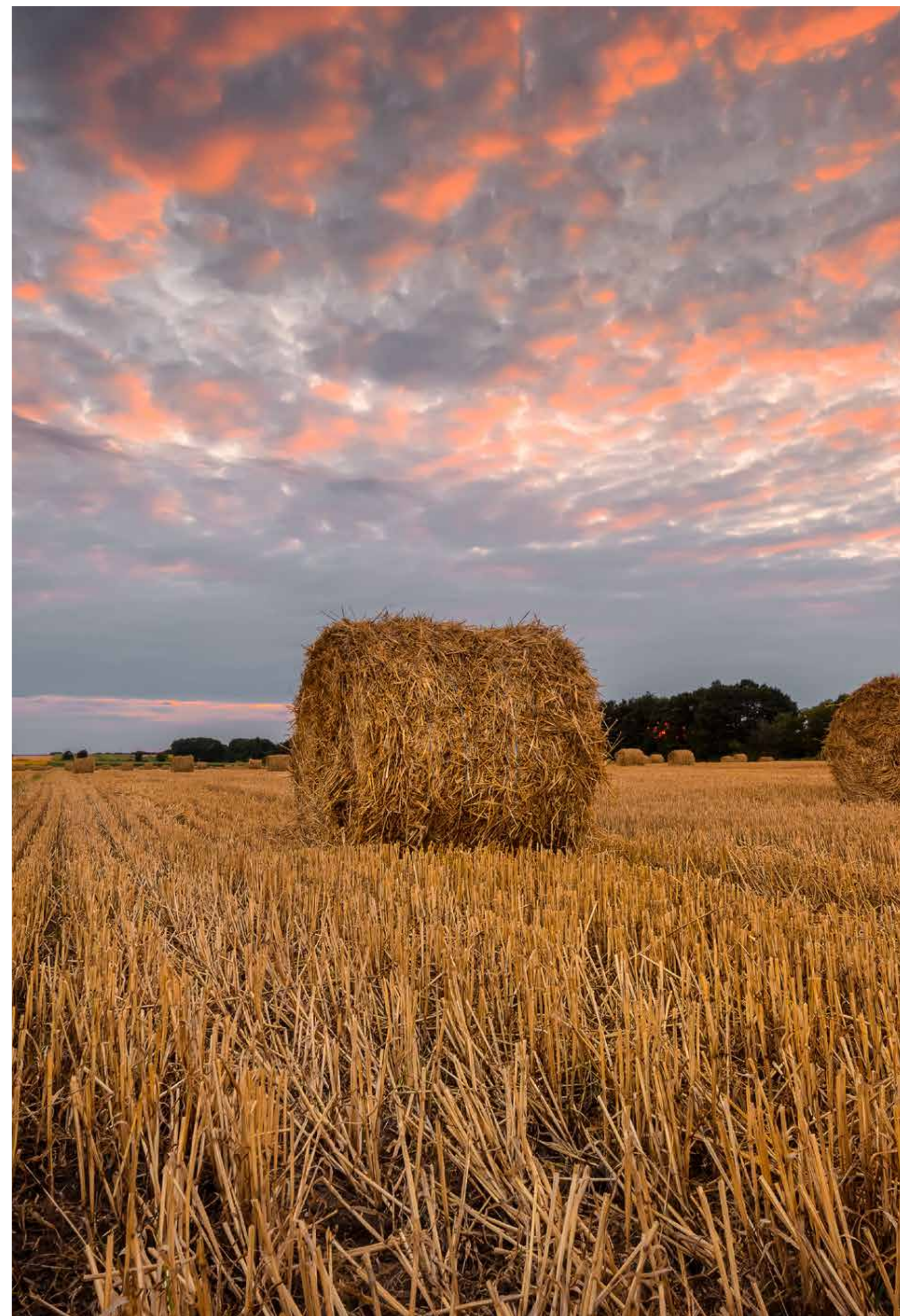
- Provides a long-range, coordinated planning framework for growth and development in the Springbank area.
- The site is identified as **Infill Residential Area. Section 8.19** outlines that future residential lots (Map 6), shall be a minimum of 0.8 ha (\pm 1.98 acres).

Where residential lot sizes less than 1.6 ha (\pm 3.95 acres) are proposed and principally occupied by larger lots, the proposal's compatibility with the immediate area should be assessed, including its impact on further subdivisions.

- A future Shared Use Pathway will be established along Township Road 250.
- This will require roadway Right of Way widening per Rocky View County's Regional Transportation Off-Site Levy.

Calgary-Rocky View Intermunicipal Development Plan (IDP) Notification Zone

- An IDP coordinates land use, development, and infrastructure planning between municipalities with a shared boundary.
- The Notification Zone gives the City of Calgary the opportunity to comment on land use policies and applications circulated from Rocky View County.



Process & Timeline



Global Canuck Energy is in the early stages of planning for this project.



Thank you for stopping by!

Please fill out a feedback form before you leave today.

Or

Complete our virtual feedback form by scanning the QR code below. This form will be live until July 8, 2026.

Visit our website to stay up to date on the project.

 **ebranch.ca**

**For questions, get in touch.
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