

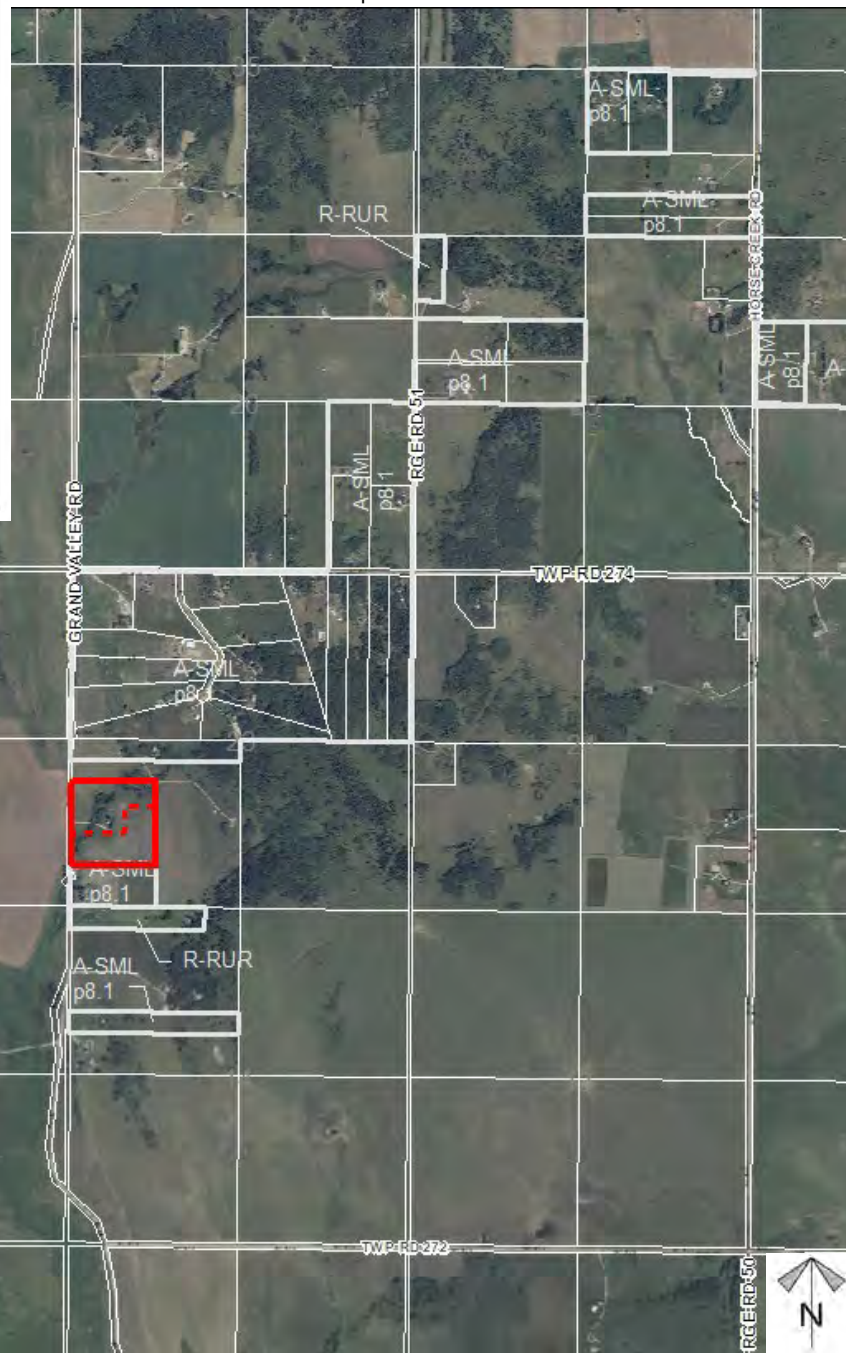
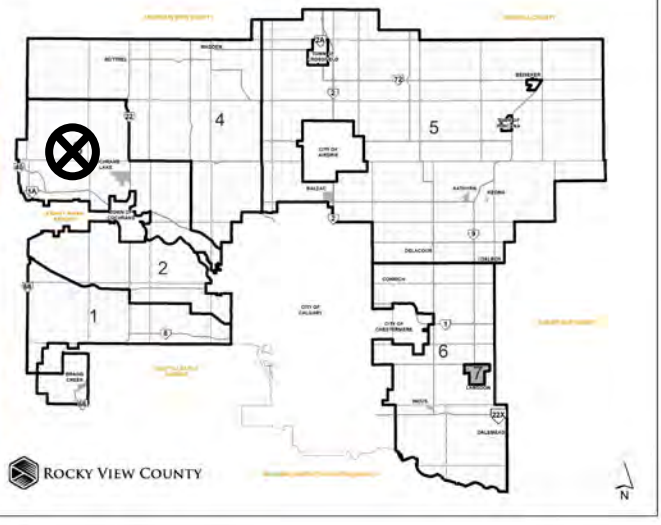


## Location & Context

### Redesignation Proposal

To redesignate the subject land from Agricultural, General District (A-GEN) to Agricultural, Small Parcel District (A-SMLp8.1) to facilitate the creation of a 8.1 hectare (20 acre) new lot and a 8.1 hectare (20 acre) remainder.

Division: 3  
Roll: 07923023  
File: PL20210146  
Printed: February 10, 2023  
Legal: A portion of SW-23-27-05-W05M



## Development Proposal

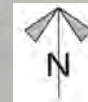
### Redesignation Proposal

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GRAND VALLEY RD

**Remainder**  
**A-GEN → A-SMLp8.1**  
**± 8.1 ha (± 20 ac)**

**New Lot - Lot 1**  
**A-GEN → A-SMLp8.1**  
**± 8.1 ha (± 20 ac)**



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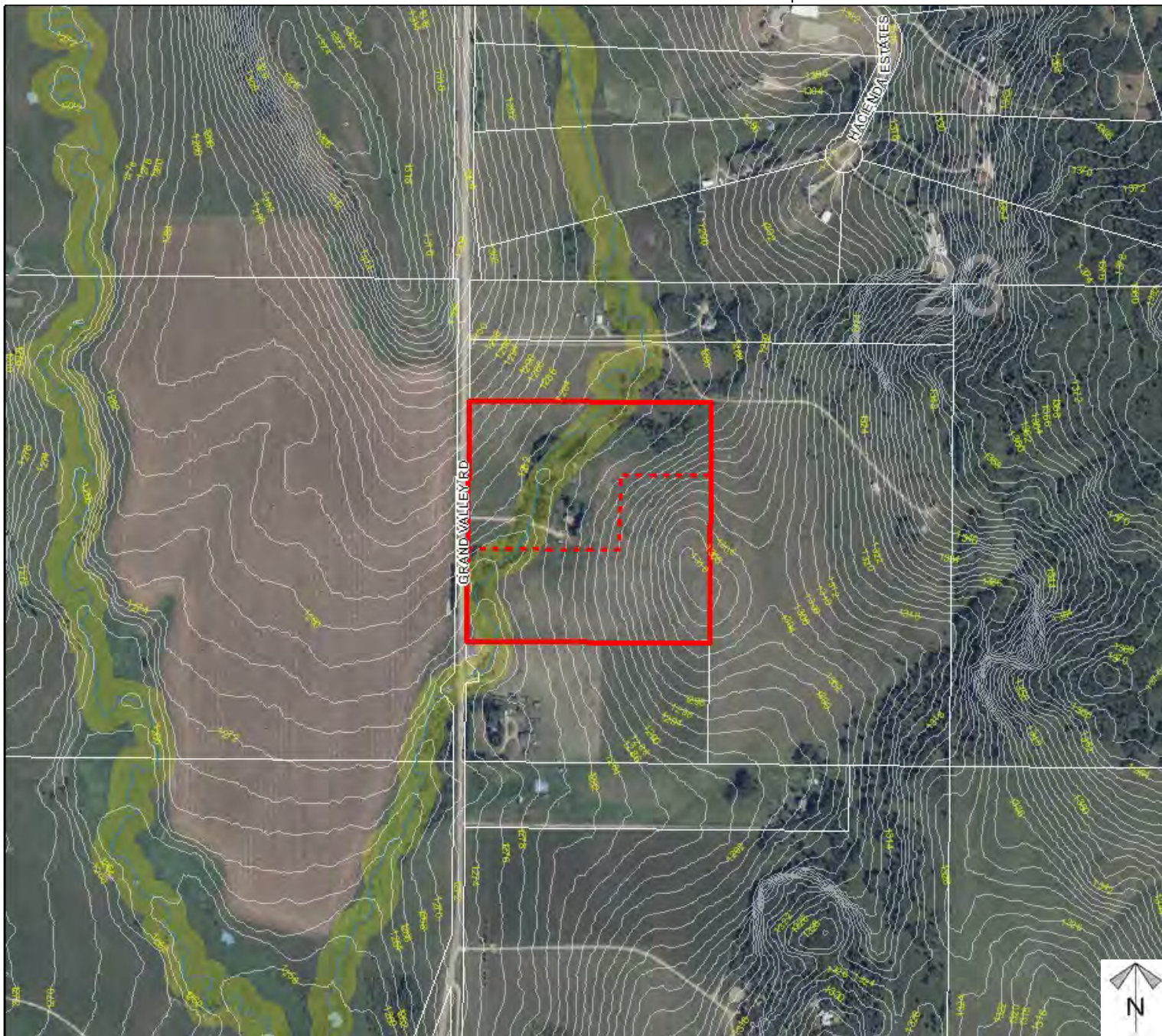
## Environmental

### Redesignation Proposal

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

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## Proposed Use of Application Site

### LEGEND

1. Current dwelling
2. Current barn
3. Current outdoor fenced riding ring
4. Coalbeck Stream
5. Current egress onto Grand Valley Road
6. Proposed extension of current driveway
7. Proposed future dwelling
8. Proposed Saskatoon plantings



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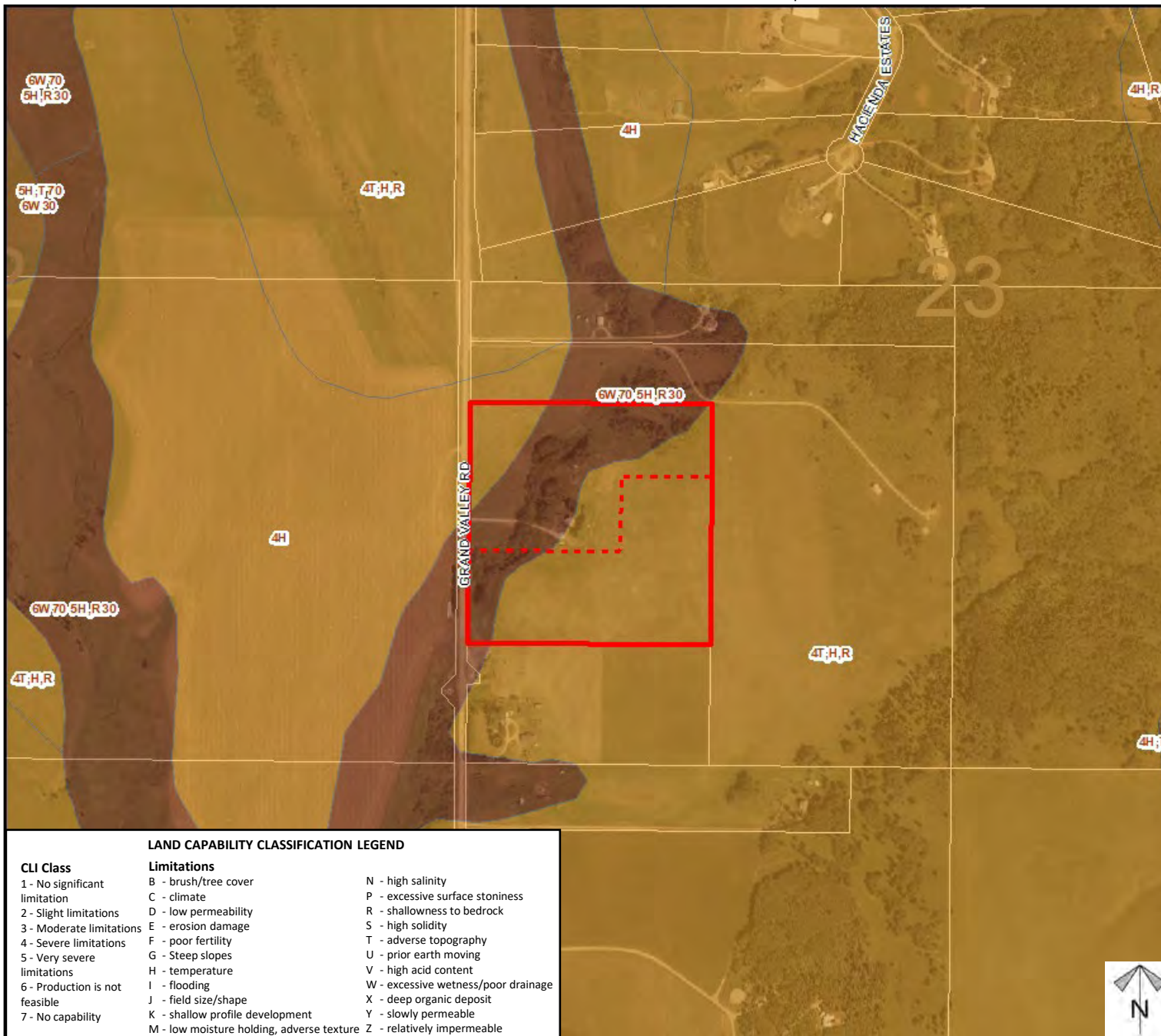




## Soil Classifications

### Redesignation Proposal

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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

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**Legend**

## Support



*Not Support*



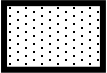
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*Note: First two digits of the Plan Number indicate the year of subdivision registration.*

*Plan numbers that include letters were registered before 1973 and do not reference a year.*

**Schedule 'A'****Bylaw  
C-8305-2022****Amendment****FROM**

Agricultural,  
General District  
(A-GEN)

**TO**

Agricultural, Small  
Parcel District  
(A-SMLp8.1)

GRAND VALLEY RD.



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