

ATTACHMENT B: APPLICATION INFORMATION

APPLICANT/OWNERS: B&A (Emily Kloppenburg) Emcor Developments Corporation, Siman Ltd., Twin Bridges Development Corporation, 764916 Alberta Ltd., 590140 Alberta Ltd., 2402147 Alberta Ltd.	DATE APPLICATION RECEIVED: April 12, 2023 February 22, 2024 (Final version of proposed Carmek Business Park Conceptual Scheme was received, the application considered completed)										
GROSS AREA: ± 234.31 hectares (± 579 acres)	LEGAL DESCRIPTION: A portion of NE-29-23-28-W04M, NW-32-23-28-W04M, SW-05-24-28-W04M										
Pre-Application Meeting Held: <input type="checkbox"/>	Meeting Date: N/A										
SOILS (C.L.I. from A.R.C.): Class 1 1 – The majority of lands contain soil with no significant limitation for crop production. Class 1 70 1W, I30 – The portion in the north contains soil with limitation for crop production due to flooding and excessive wetness/poor drainage. Class 2T60 2N, W40 – The portion in the southeast contains soil with slight limitation for crop production due to adverse topography, high salinity, and excessive wetness/poor drainage. Class 5N,W5 – The lands in the central contain very severe limitations for crop production due to high salinity, excessive wetness/poor drainage.											
HISTORY: <table border="0"> <tr> <td>March 14, 2023:</td> <td>Council approved the amendments to Emcor Business Park Conceptual Scheme (PL20220170) and related amendments to DC-153 (PL20220173).</td> </tr> <tr> <td>May 25, 2021:</td> <td>Council approved Canna Park Conceptual Scheme (PL20190131) to guide future industrial development on SE-32-23-28-W04M.</td> </tr> <tr> <td>July 28, 2015:</td> <td>Council approved DC-153 (PL20140133) to implement the Emcor Business Park development.</td> </tr> <tr> <td>July 15, 2014:</td> <td>Council approved Emcor Business Park Conceptual Scheme (2010-RV-078) to guide general business and industrial development on NW & SW 32-23-28-W4M.</td> </tr> <tr> <td>July 10, 2001:</td> <td>Council approved DC-78 (2001-RV-012) with special guidelines to accommodate the construction and operation of natural gas fired power plant.</td> </tr> </table>		March 14, 2023:	Council approved the amendments to Emcor Business Park Conceptual Scheme (PL20220170) and related amendments to DC-153 (PL20220173).	May 25, 2021:	Council approved Canna Park Conceptual Scheme (PL20190131) to guide future industrial development on SE-32-23-28-W04M.	July 28, 2015:	Council approved DC-153 (PL20140133) to implement the Emcor Business Park development.	July 15, 2014:	Council approved Emcor Business Park Conceptual Scheme (2010-RV-078) to guide general business and industrial development on NW & SW 32-23-28-W4M.	July 10, 2001:	Council approved DC-78 (2001-RV-012) with special guidelines to accommodate the construction and operation of natural gas fired power plant.
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TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Carmek Business Park Expansion Area Preliminary Geotechnical Assessment for Due Diligence (Englobe, December 4, 2022) • Conceptual Level Stormwater Management Report (Sedulous Engineering Inc., January 2023) • Servicing Strategy Concept (Sedulous Engineering Inc., January 2023) • Phase 1 Environmental Site Assessment (WSP, July 2022) • Carmek Industrial Park Transportation Impact Assessment (WATT Consulting Group, January 19, 2023) • Historical Resources Act Approval (Historic Resource Management Branch, July 27, 2022) • Biophysical Impact Assessment (CIM+, February 16, 2023) 											