



Location & Context

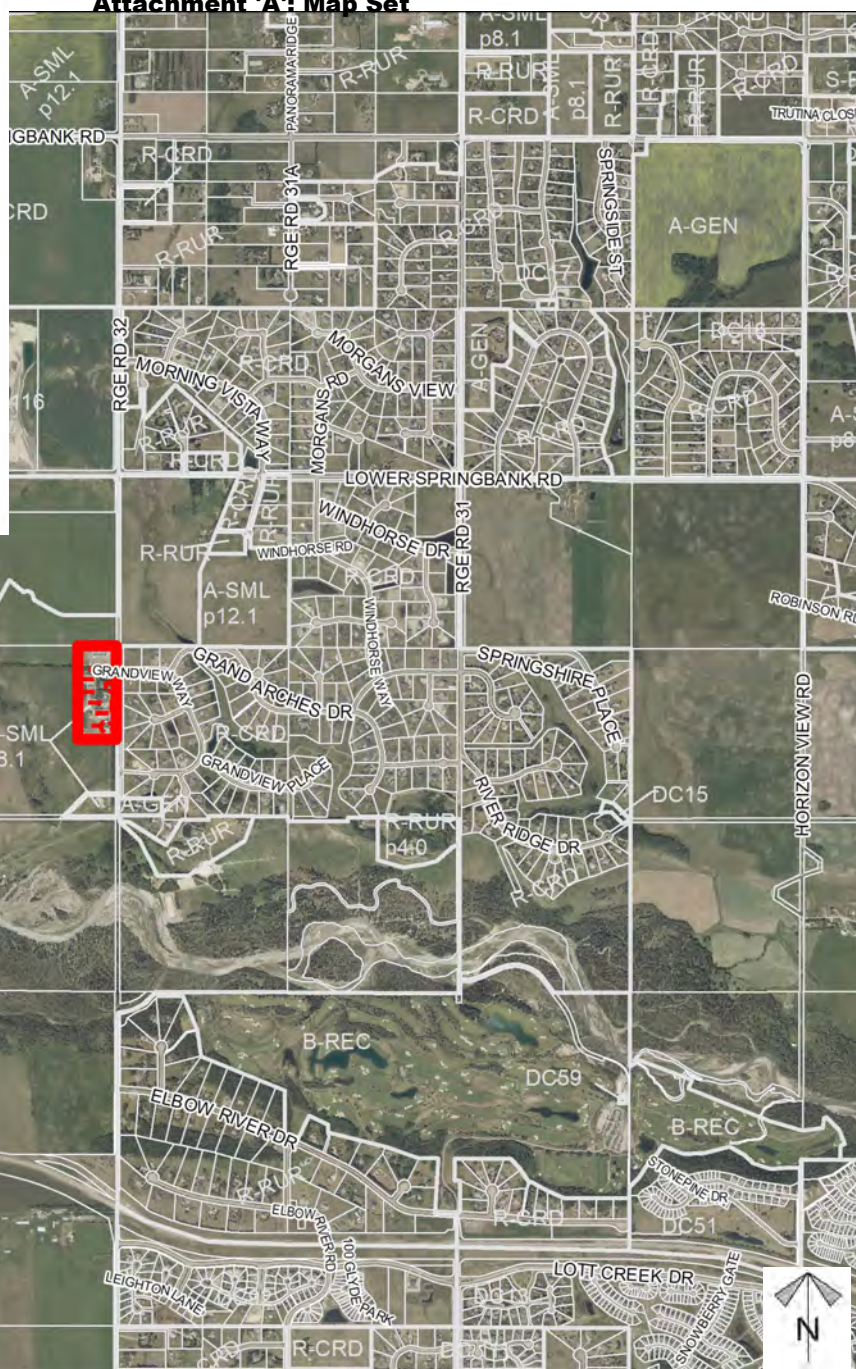
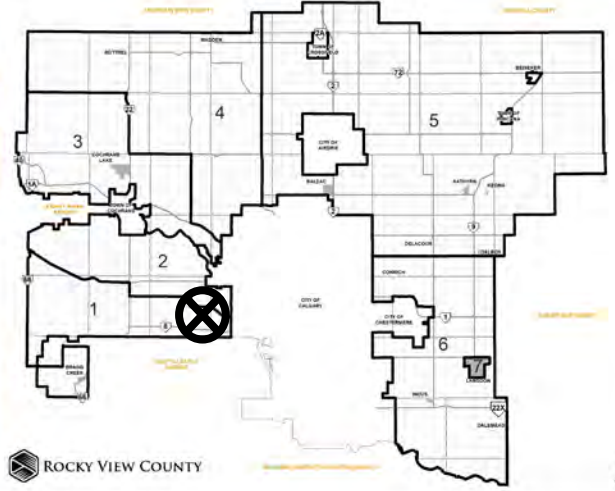
Conceptual Scheme Amendment Proposal

PL20220028: To amend the Springbank Creek Conceptual Scheme to reflect a new development concept for lands within SE-15-24-3-W5M.

Redesignation Proposal

PL20220027: To redesignate a ± 2.00 hectare (± 4.94 acre) portion of the subject parcel from Agriculture, Small Parcel District (A-SML p8.1) to Business, Agricultural District (B-AGR), a ± 5.10 hectare (± 12.60 acre) portion to Residential, Country Residential District (R-CRD), and a ± 0.77 hectare (± 1.90 acre) portion to Special, Public Service District (S-PUB) to facilitate future subdivision.

Division: 1
Roll: 04715001
File: PL202200027/28
Printed: Nov 20, 2023
Legal: Lot:1 Block:1
Plan:0310130 within SE-15-24-03-W05M



Development Proposal

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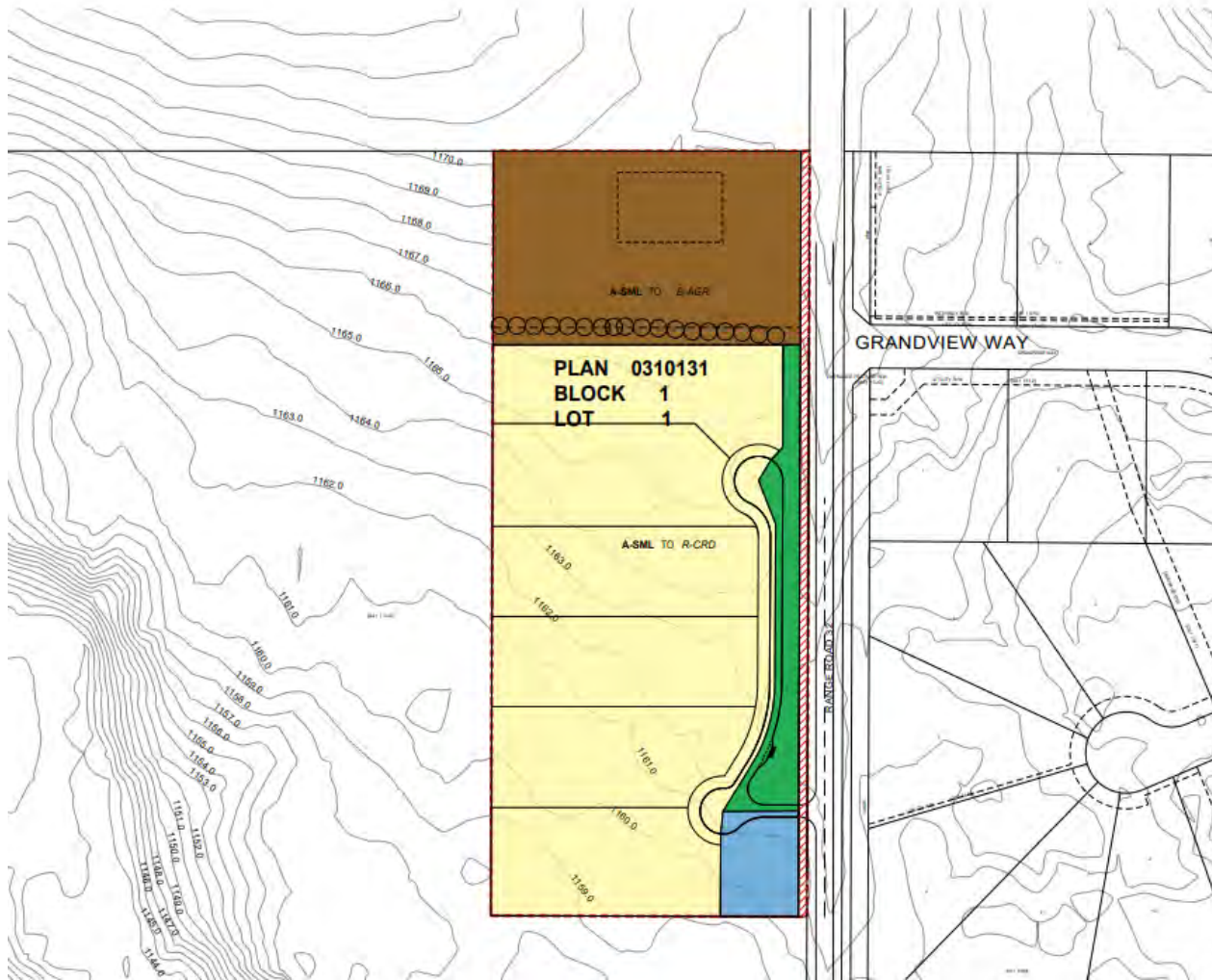


A-SML p8.1 → B-AGR
± 2.00 ha (± 4.94 ac)

A-SML p8.1 → R-CRD
± 5.15 ha (± 12.72 ac)

A-SML p8.1 → S-PUB
± 0.72 ha (± 1.81 ac)

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LEGEND

- - - - - Plan Boundary
- - - - - Existing Building

LANDUSE REDESIGNATION

FROM	A-SML	2.00ha (4.94ac)	TO		BUSINESS, AGRICULTURAL DISTRICT (B-AGR)	2.00ha (4.94ac)
FROM	A-SML	5.15ha (12.72ac)	TO		RESIDENTIAL, COUNTRY RESIDENTIAL (R-CRD)	5.15ha (12.72ac)
FROM	A-SML	0.45ha (1.11ac)	TO		SPECIAL, PUBLIC SERVICE DISTRICT (S-PUB)	0.45ha (1.11ac)
FROM	A-SML	0.27ha (0.67ac)	TO		SPECIAL, PUBLIC SERVICE DISTRICT (S-PUB)	0.27ha (0.67ac)
					PRIVATE UTILITY LOT	
		TOTAL LAND REDESIGNATION				7.87ha (19.66ac)
					ROAD WIDENING	0.22ha (0.54ac)
		TOTAL LAND				8.09ha (20.00ac)

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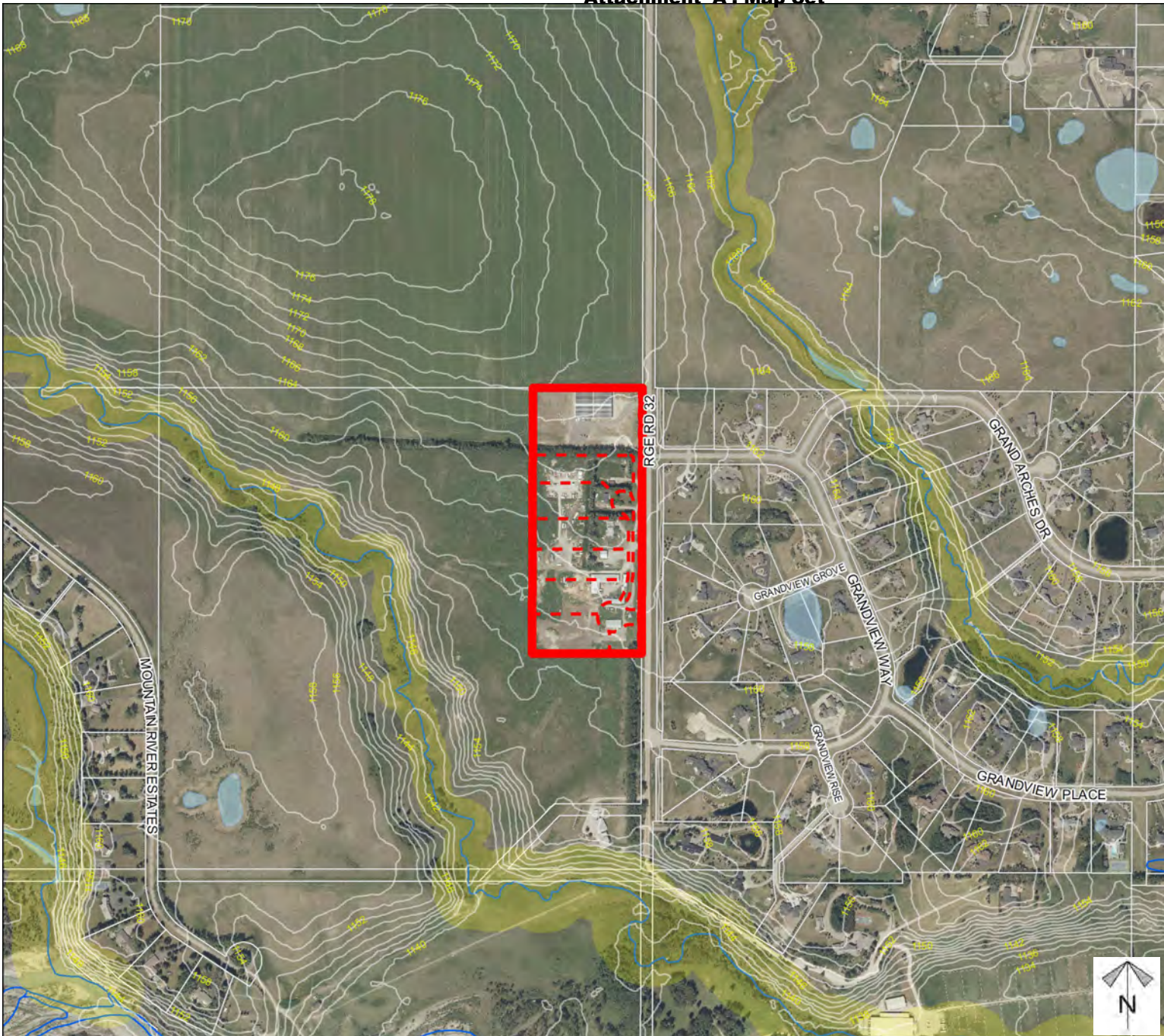
Environmental

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

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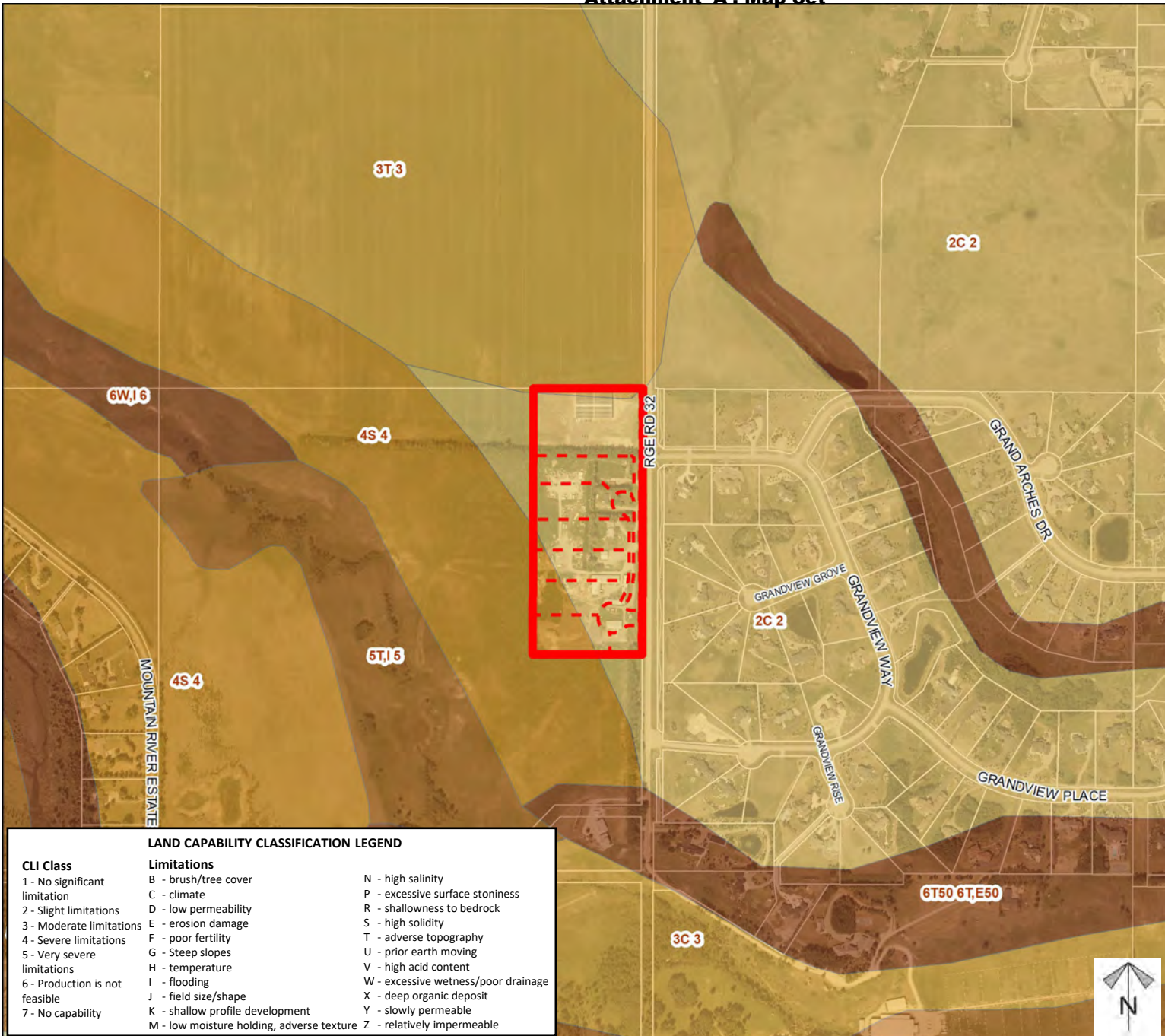
Soil Classifications

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LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very severe limitations	F - poor fertility	T - adverse topography
6 - Production is not feasible	G - Steep slopes	U - prior earth moving
7 - No capability	H - temperature	V - high acid content
	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

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**Landowner
 Circulation
 Area**

**Conceptual Scheme
 Amendment Proposal**

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Legend

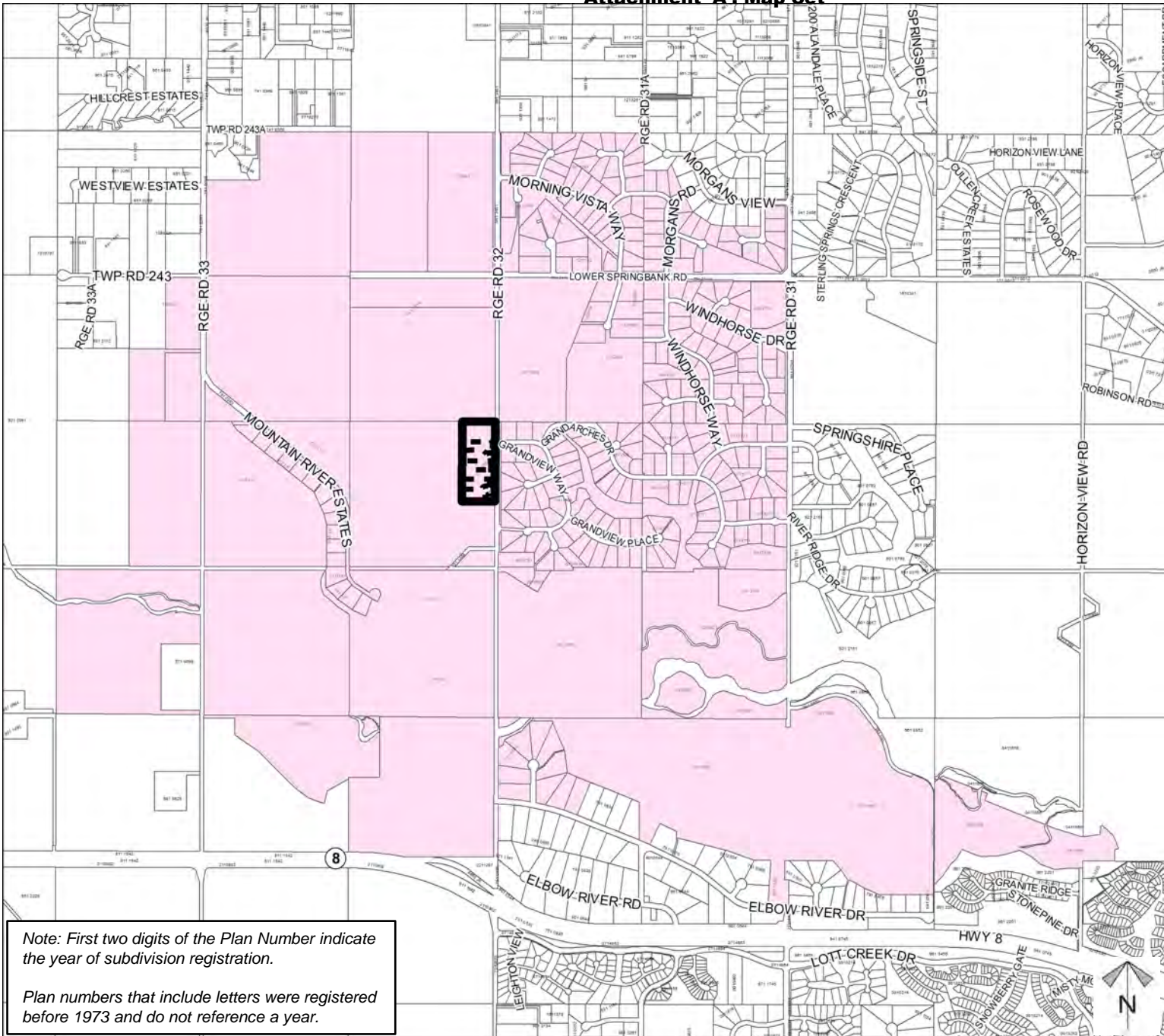
Support



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-8559-2024

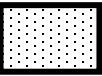
Amendment

FROM

Agricultural, Small Parcel (A-SML) District

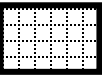
TO

Business, Agricultural (B-AGR) District



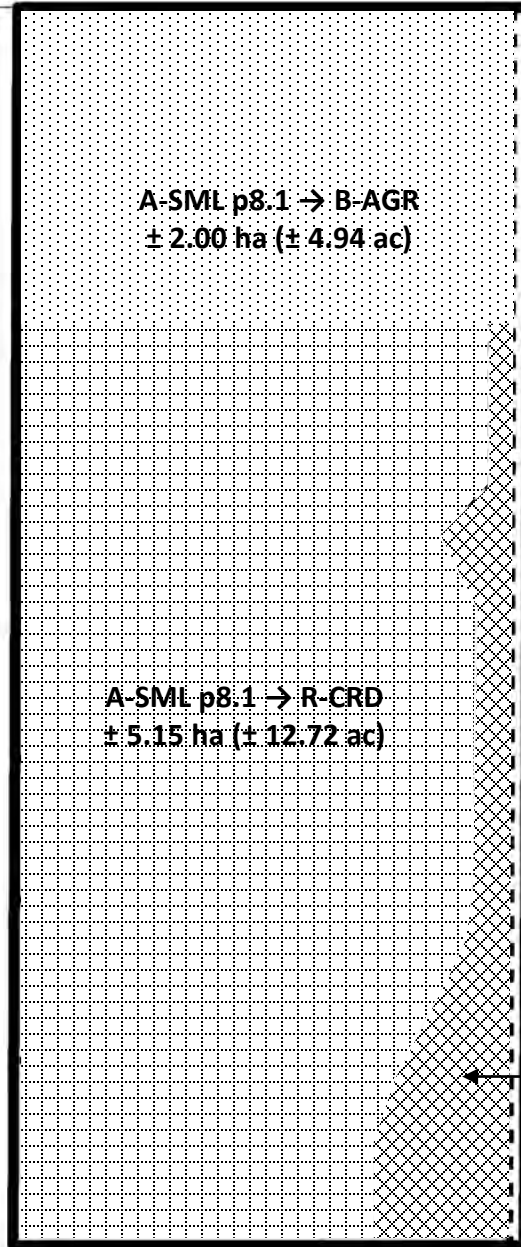
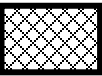
TO

Residential, Country Residential (R-CRD) District



TO

Special, Public Service (S-PUB) District



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GRANDVIEW WAY

RGE RD 32



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