



Location & Context

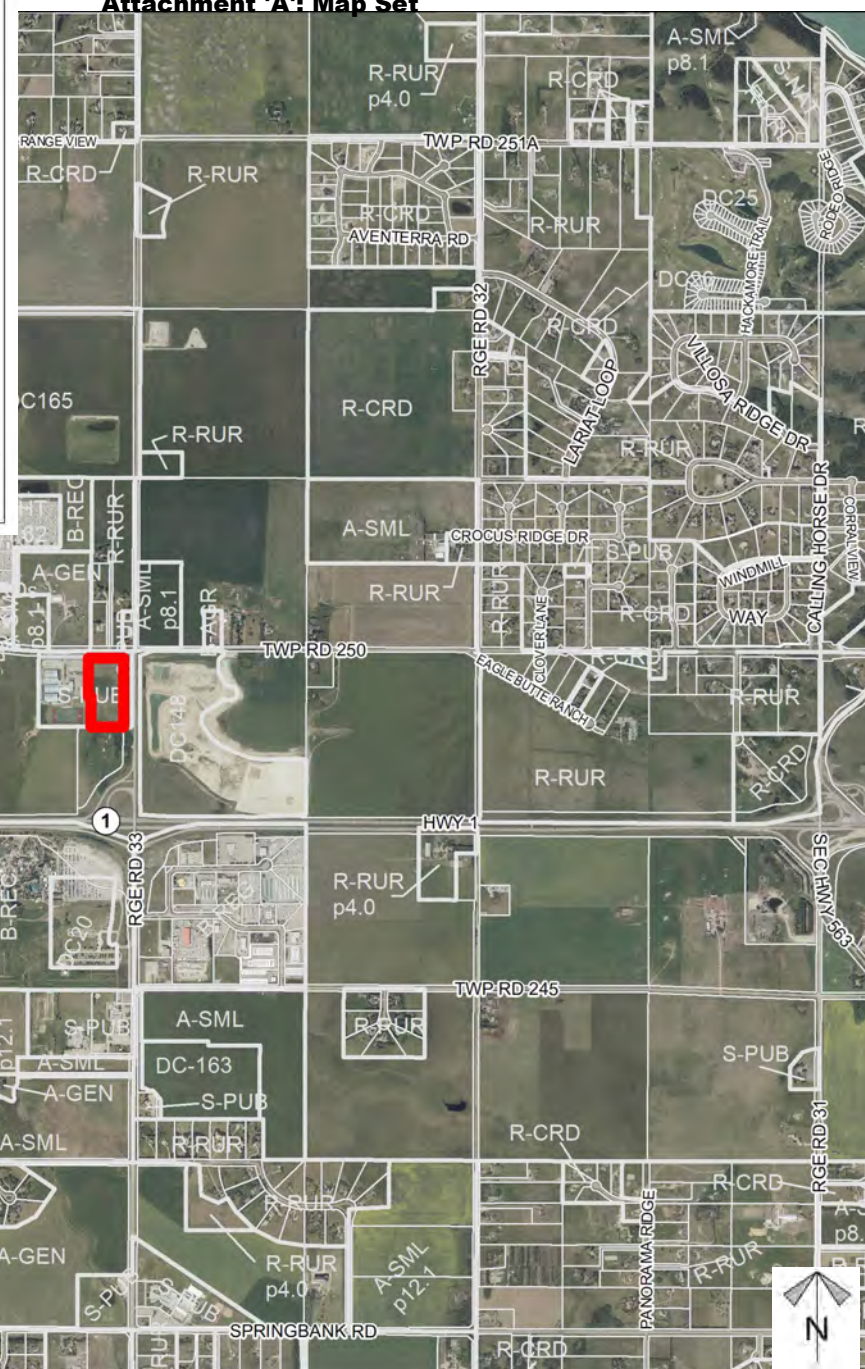
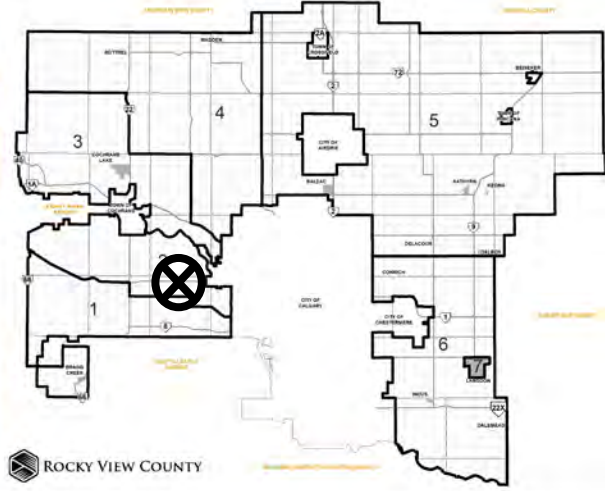
Redes/Subd Proposal

PL20230127: To amend the North Springbank Area Structure Plan (ASP) Figure 3: Future Land Use Concept to accommodate the proposed Redesignation (PL20230128).

PL20230128: To redesignate the subject lands from Special, Public Service District (S-PUB) District to Commercial, Highway (C-HWY) District to facilitate the development of a Gas/Electric Station and auxiliary commercial establishments.

PL20230158: To approve the Petro-Canada Springbank Integrated Energy Centre Master Site Development Plan (MSDP) to provide a policy framework to guide future redesignation and development of the gas/electric station within the NE-33-24-03-W05M. The proposed Petro-Canada Springbank Integrated Energy Centre MSDP document is listed at <https://www.rockyview.ca/proposed-master-site-development-plans>

Division: 2
 Roll: 04733008
 File: PL20230127
 Printed: Oct 18, 2023
 Legal: A portion of NE-33-24-3-W5M



Development Proposal

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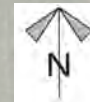
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S-PUB → C-HWY

RGE RD 33

EDGE SCHOOL





Development Proposal

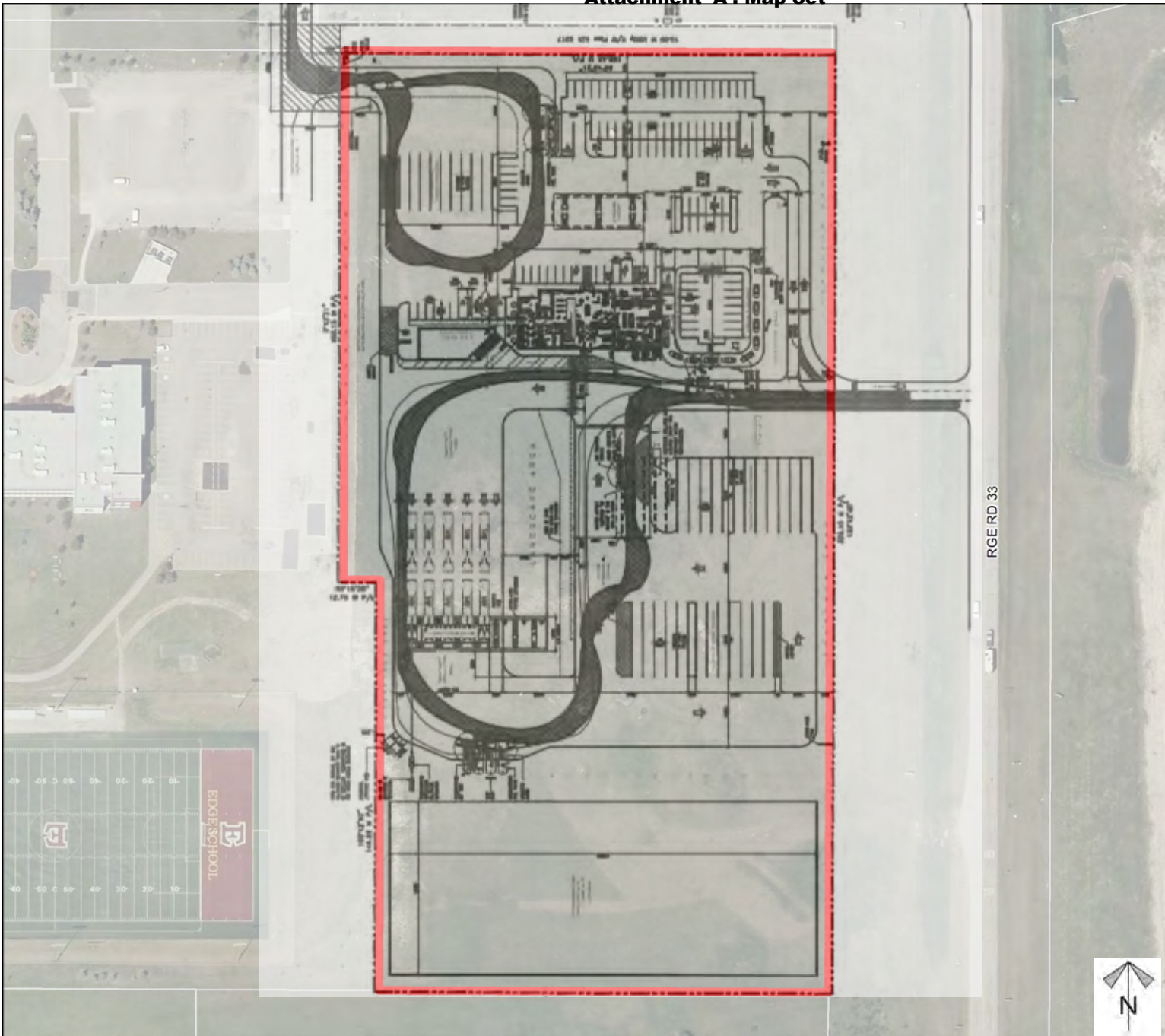
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Environmental

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



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Soil Classifications

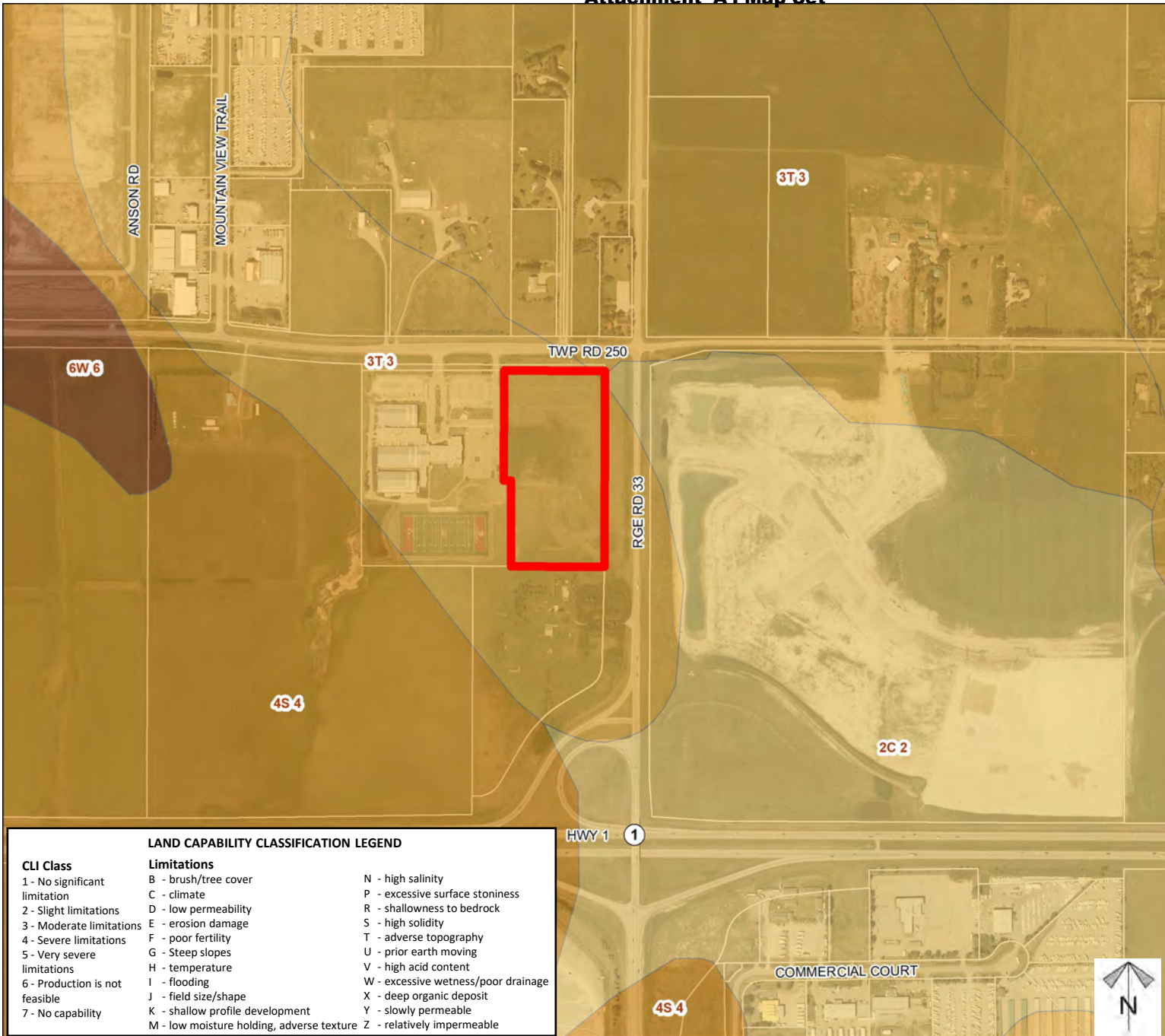
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LAND CAPABILITY CLASSIFICATION LEGEND

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





Landowner Circulation Area

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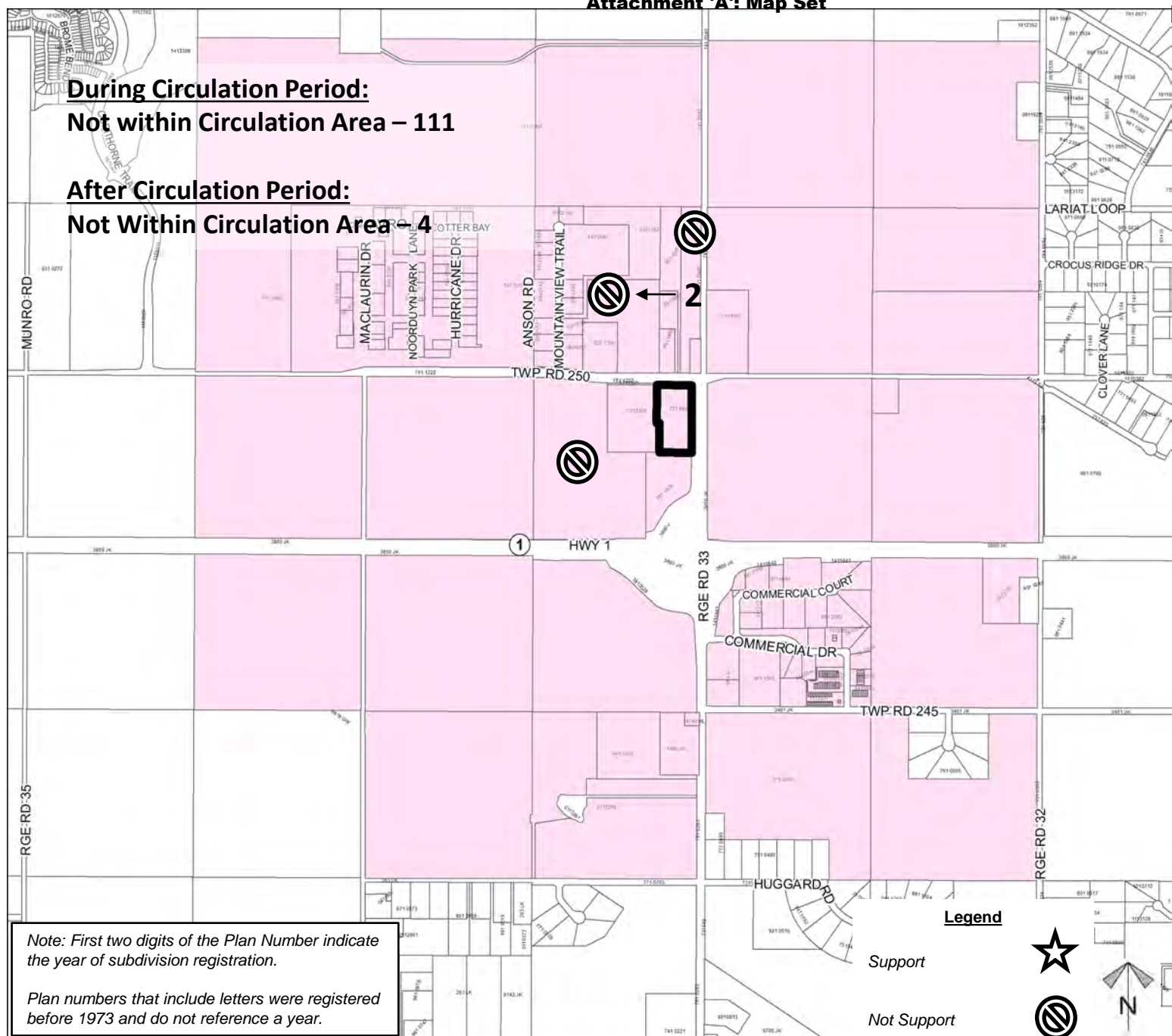
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During Circulation Period:
Not within Circulation Area – 111

After Circulation Period:
Not Within Circulation Area – 4



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.

Legend

Support

Not Support

