

Location & Context

To redesignate the subject lands from Agriculture, General District (A-GEN) to Industrial, Heavy District (I-HVY) to accommodate future development of an auto recycling business. Note: There is an accompanying Master Site Development Plan.

Note: No listed land use designation = A-GEN

Division: 5
Roll: 05314001
File: PL20230146
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Legal: A portion of SE-14-25-28-W04M



Development Proposal

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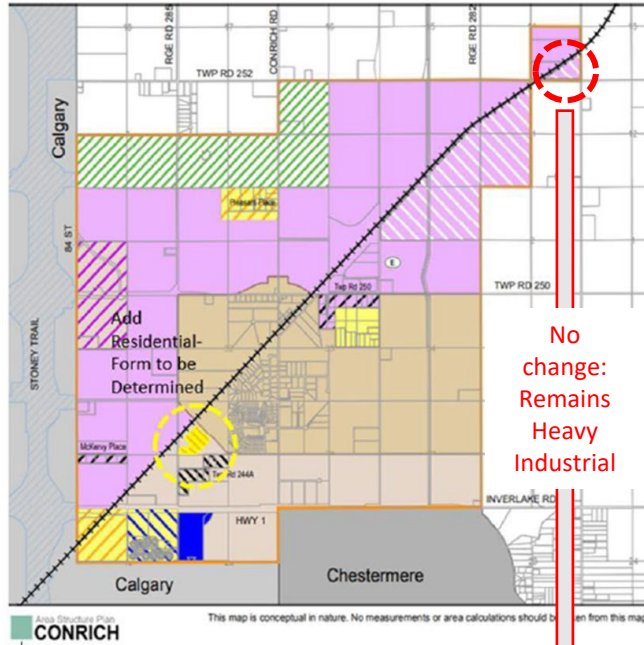
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Current
Conrich ASP
Land Use
Strategy

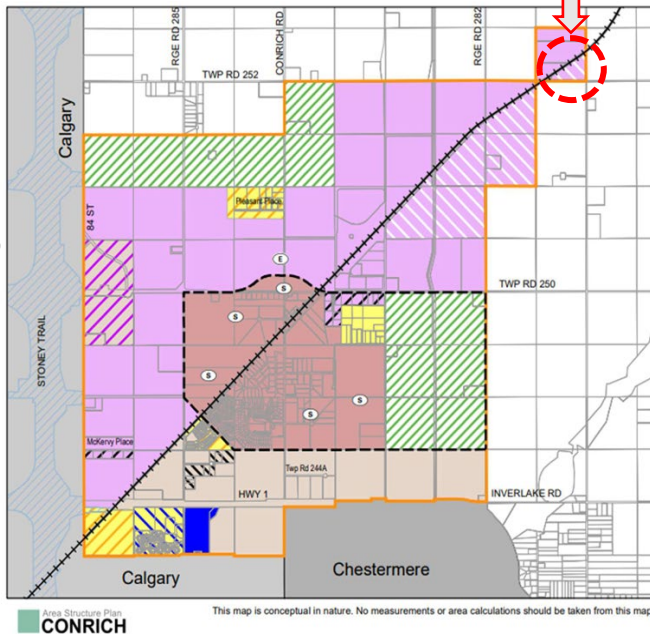


Map 5:
Land Use Strategy

- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway



Proposed
Conrich ASP
Land Use
Strategy



Map 5:
Land Use Strategy

- ASP Boundary
- Future Policy Area
- Country Residential
- Residential-form to be determined
- Hamlet Policy Area
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business/Industrial
- Highway Business
- Highway Business Transition
- Long Term Development Area
- Emergency Services
- School
- Transportation and Utility Corridor
- CN Railway



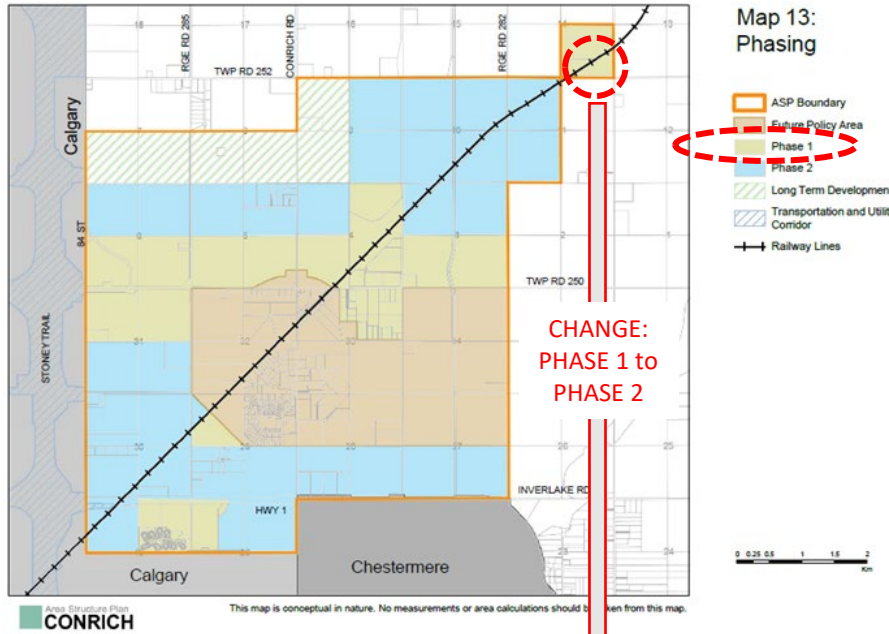
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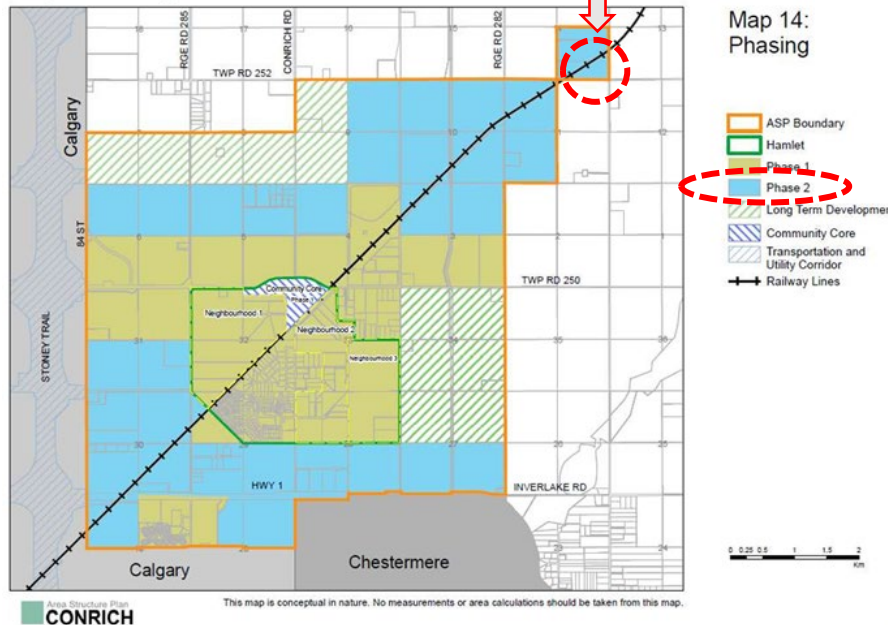
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Current
Conrich ASP
Phasing



Proposed
Conrich ASP
Phasing

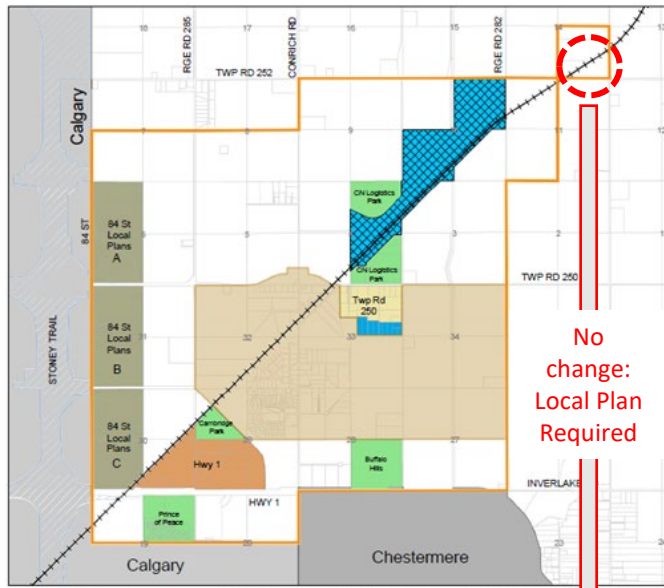




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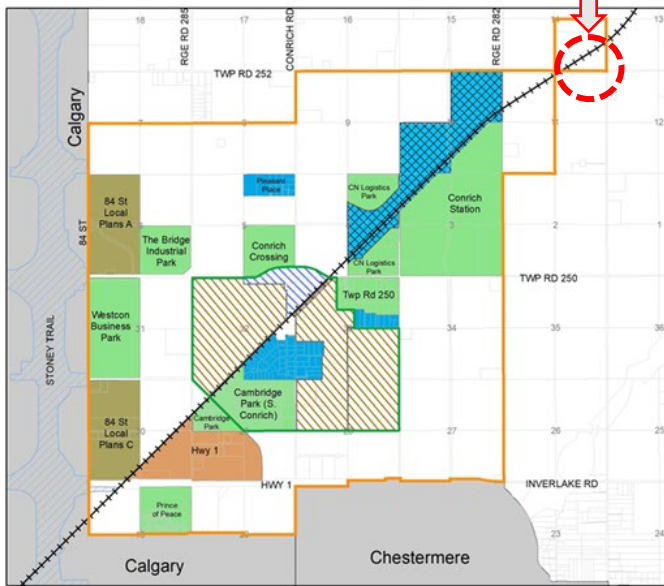
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Current
Conrich ASP
Local Plan
Required



No change:
Local Plan
Required

Proposed
Conrich ASP
Local Plan
Required

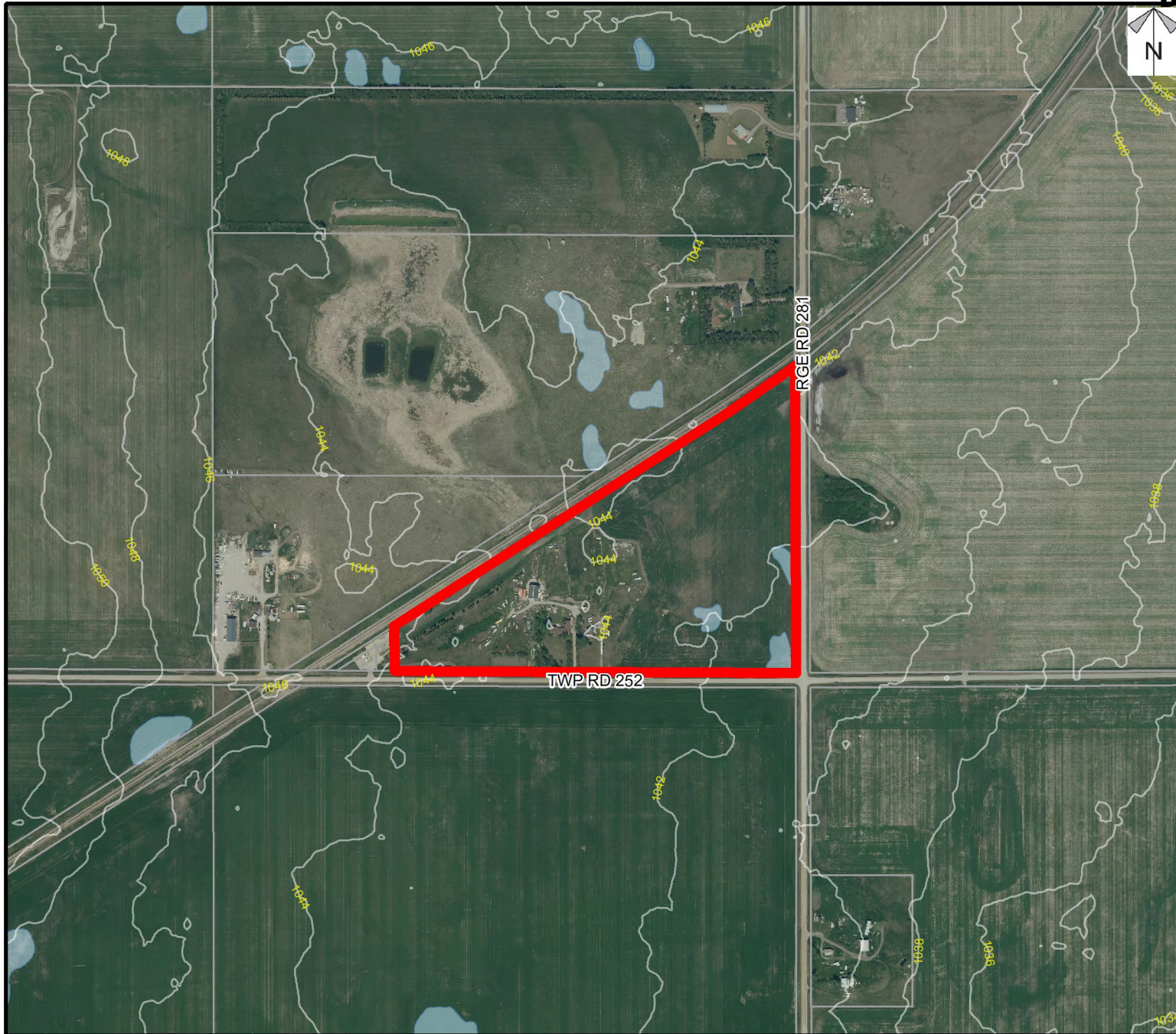


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Environmental

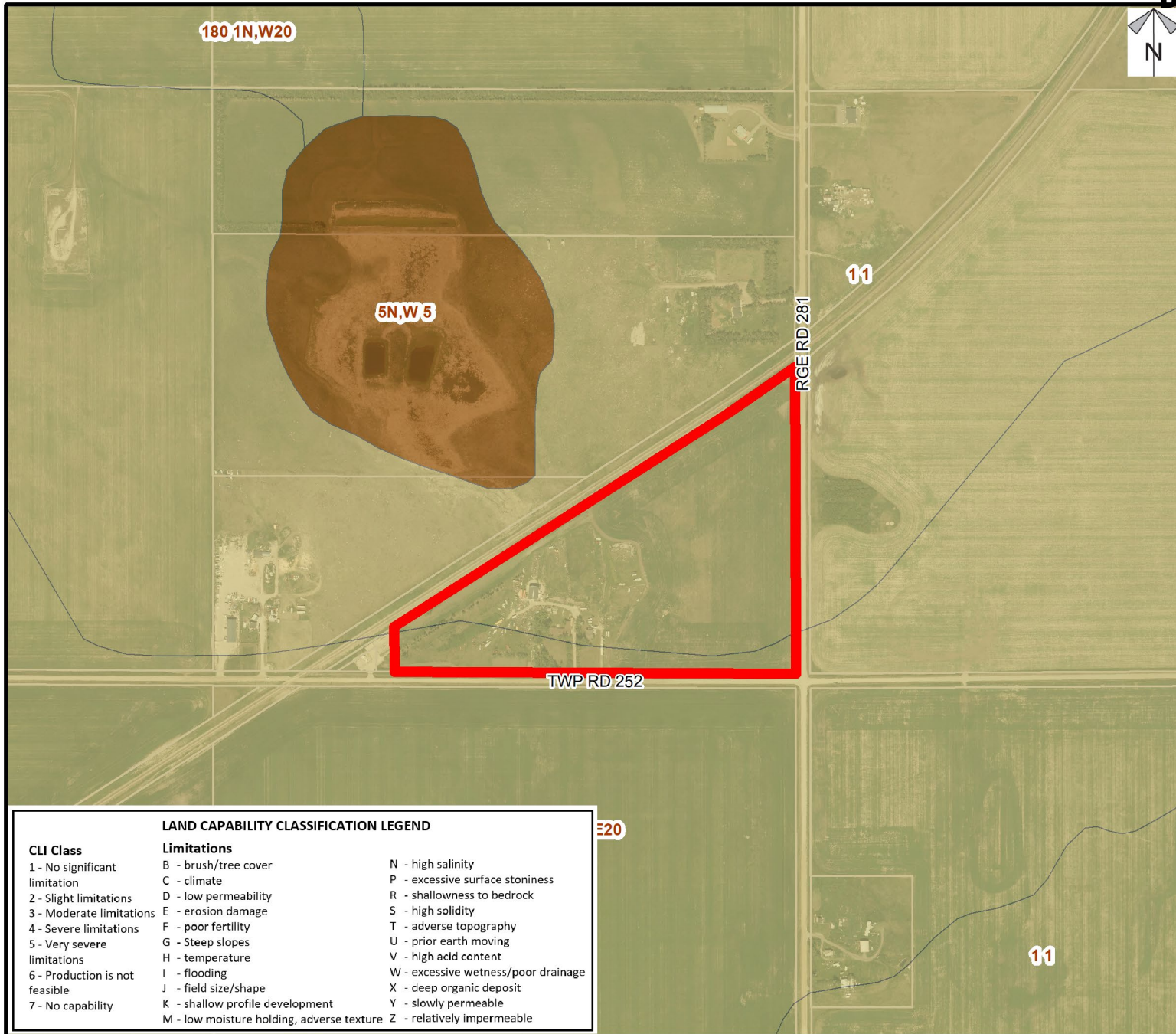
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Legend

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

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Soil Classifications

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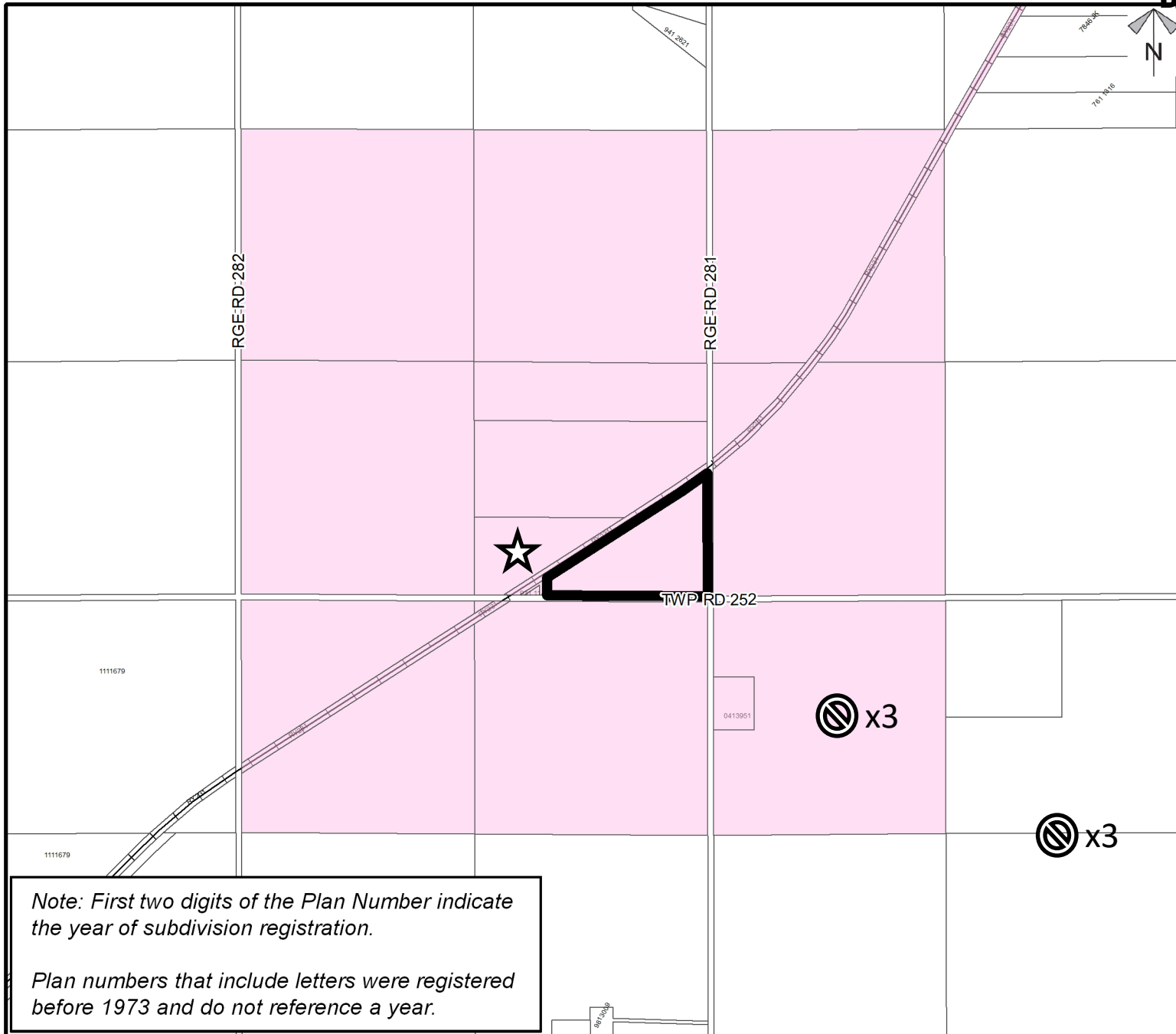
LAND CAPABILITY CLASSIFICATION LEGEND		
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion 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

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Legend

- Support
- Not Support

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.

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