



Location & Context

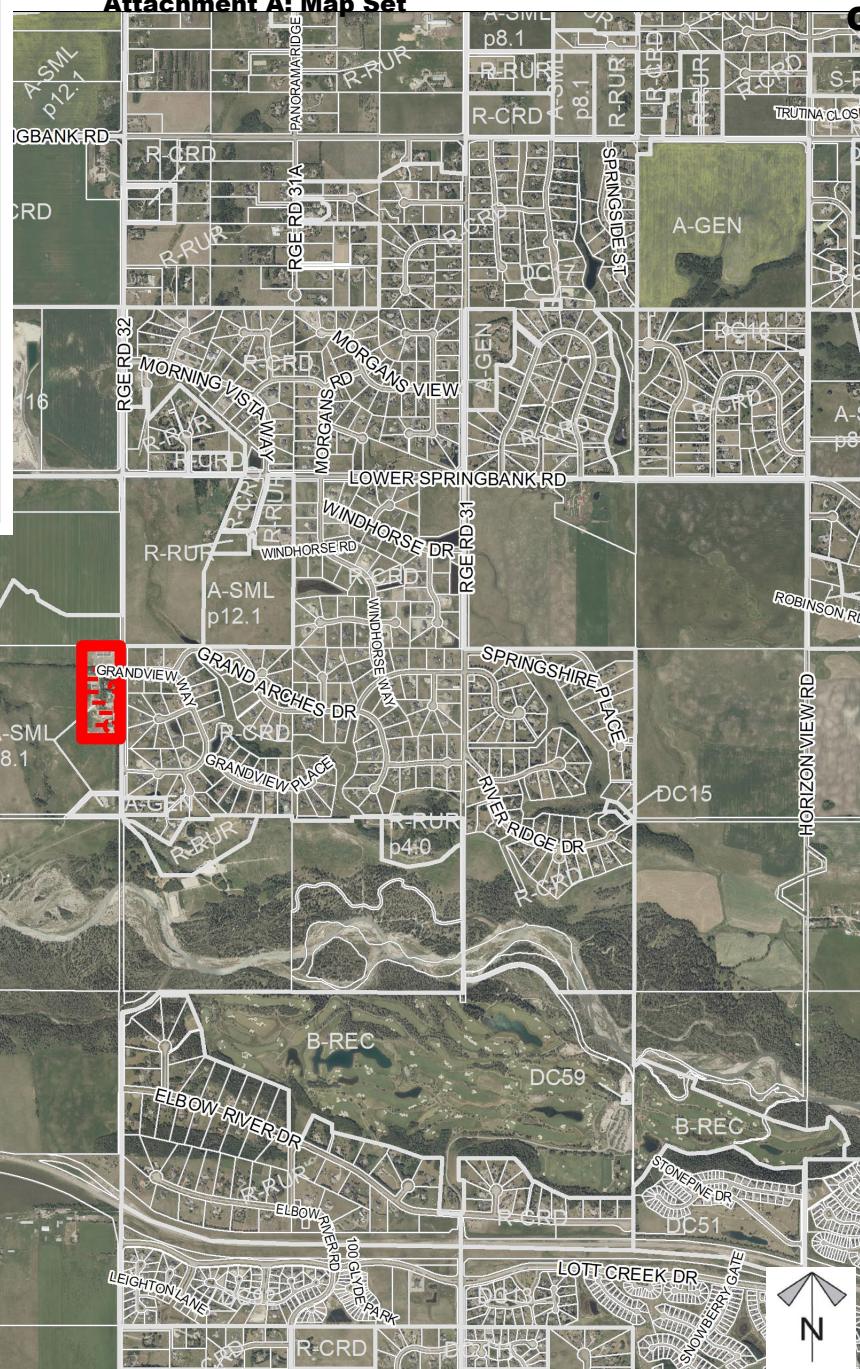
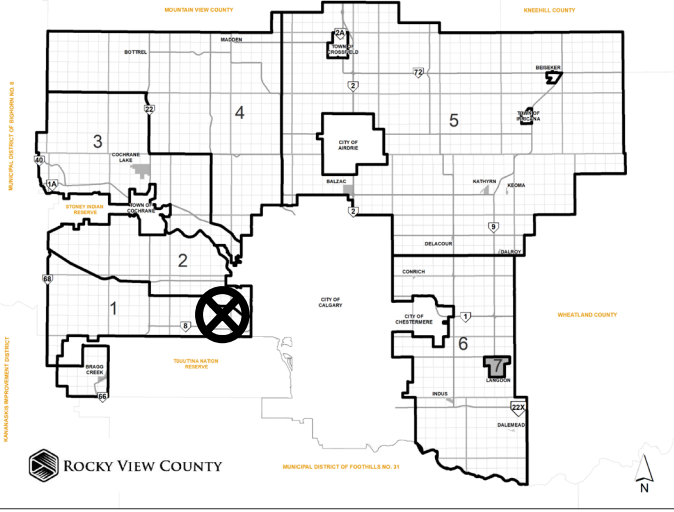
Conceptual Scheme Amendment Proposal

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 ± 1.95 hectare (± 4.82 acre) portion of the subject Agriculture, Small Parcel District (A-SML p8.1) parcel to Business, Agricultural District (B-AGR), a ± 5.48 hectare (± 13.54 acre) portion to Residential, Country Residential District (R-CRD), and a ± 0.43 hectare (± 1.06 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



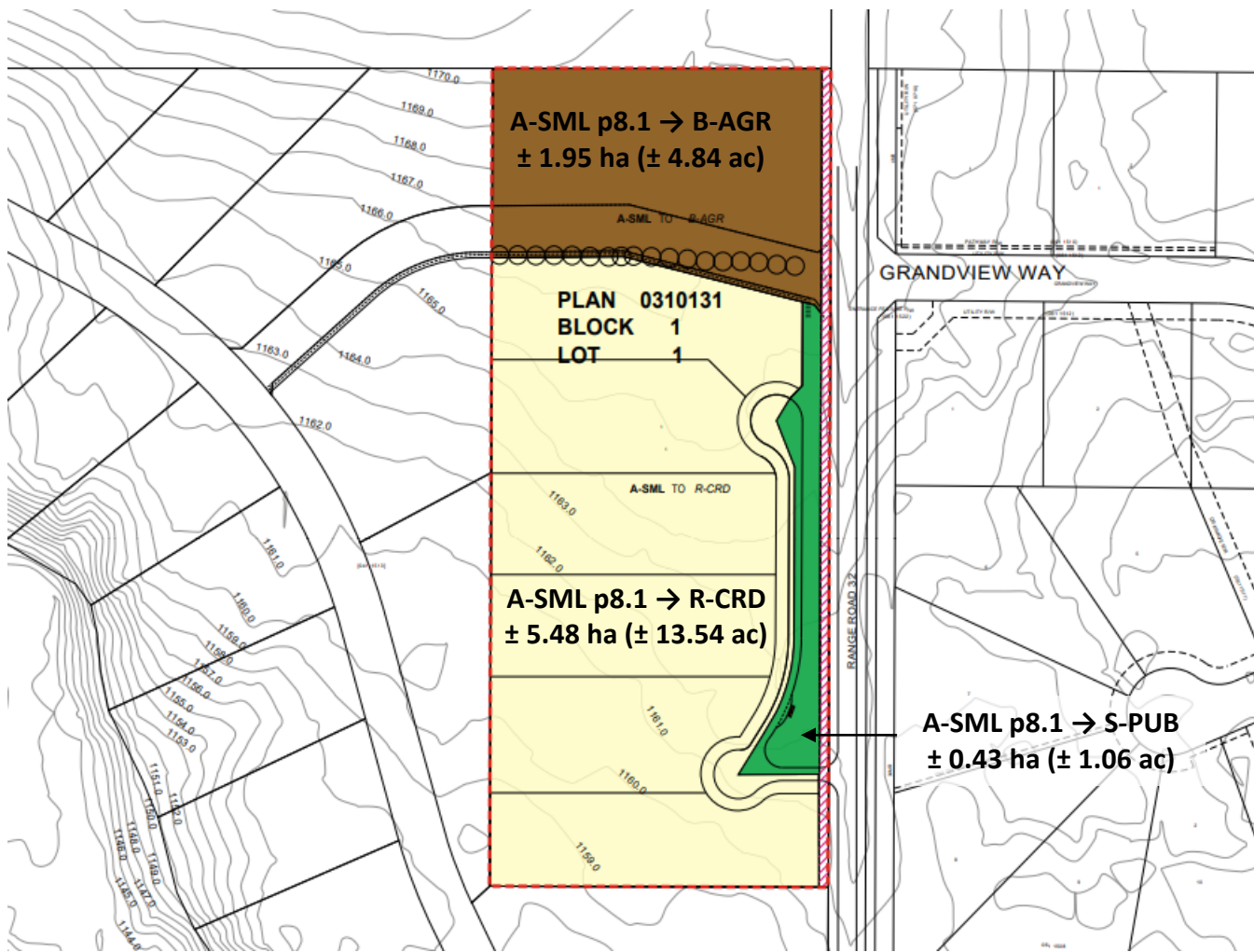
Development Proposal

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 ± 1.95 hectare (± 4.82 acre) portion of the subject Agriculture, Small Parcel District (A-SML p8.1) parcel to Business, Agricultural District (B-AGR), a ± 5.48 hectare (± 13.54 acre) portion to Residential, Country Residential District (R-CRD), and a ± 0.43 hectare (± 1.06 acre) portion to Special, Public Service District (S-PUB) to facilitate future subdivision.



LANDUSE REDESIGNATION

FROM	A-SML	1.96ha (4.84ac)	TO		BUSINESS, AGRICULTURAL DISTRICT (B-AGR)	1.96ha (4.84ac)
FROM	A-SML	5.48ha (13.54ac)	TO		RESIDENTIAL, COUNTRY RESIDENTIAL (R-CRD)	5.48ha (13.54ac)
FROM	A-SML	0.43ha (1.06ac)	TO		SPECIAL, PUBLIC SERVICE DISTRICT (S-PUB)	0.43ha (1.06ac)

TOTAL LAND REDESIGNATION		7.87ha (19.46ac)
	ROAD WIDENING	0.22ha (0.54ac)
TOTAL LAND		8.09ha (20.00ac)

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

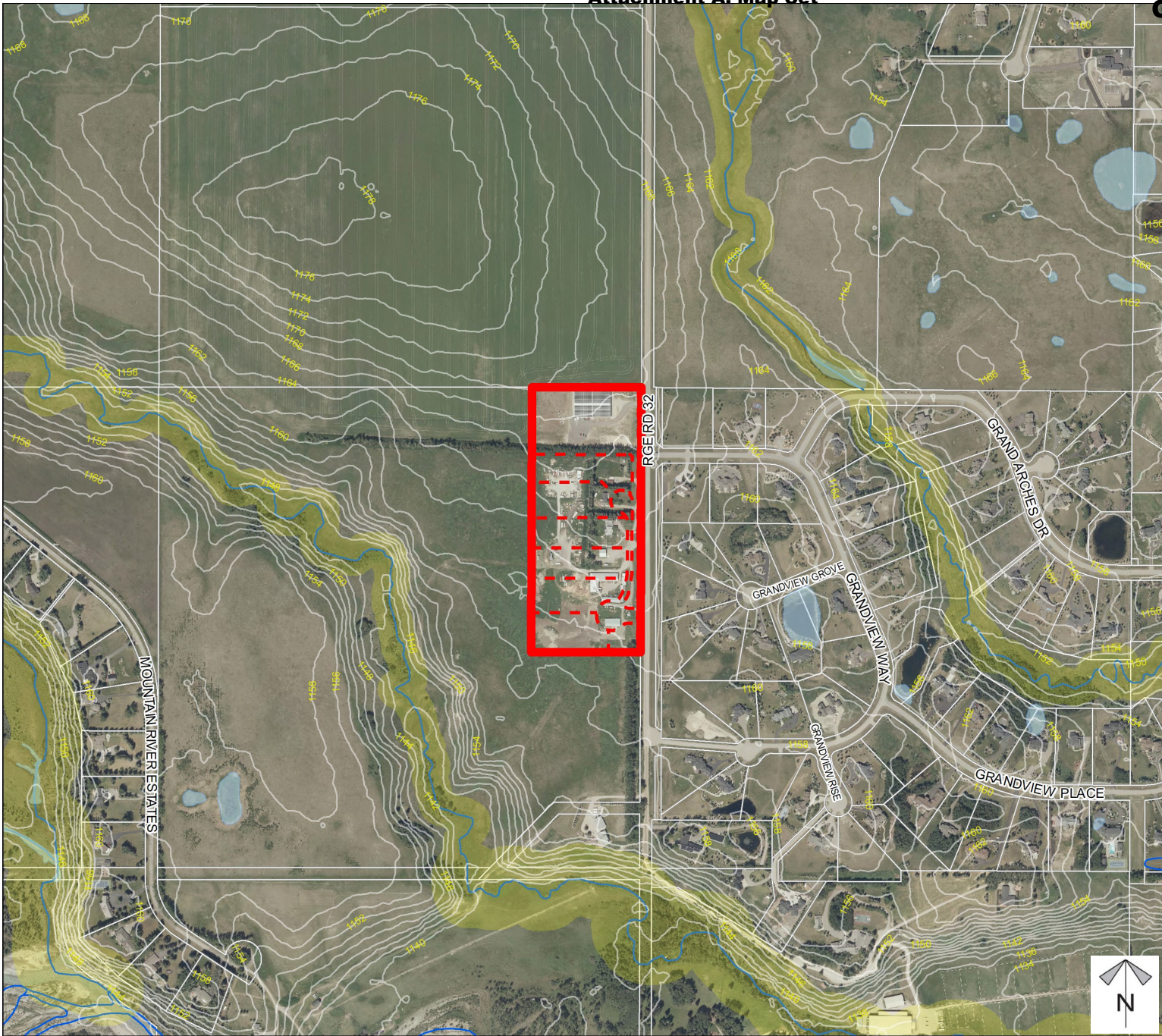
Environmental

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 ± 1.95 hectare (± 4.82 acre) portion of the subject Agriculture, Small Parcel District (A-SML p8.1) parcel to Business, Agricultural District (B-AGR), a ± 5.48 hectare (± 13.54 acre) portion to Residential, Country Residential District (R-CRD), and a ± 0.43 hectare (± 1.06 acre) portion to Special, Public Service District (S-PUB) to facilitate future subdivision.



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

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

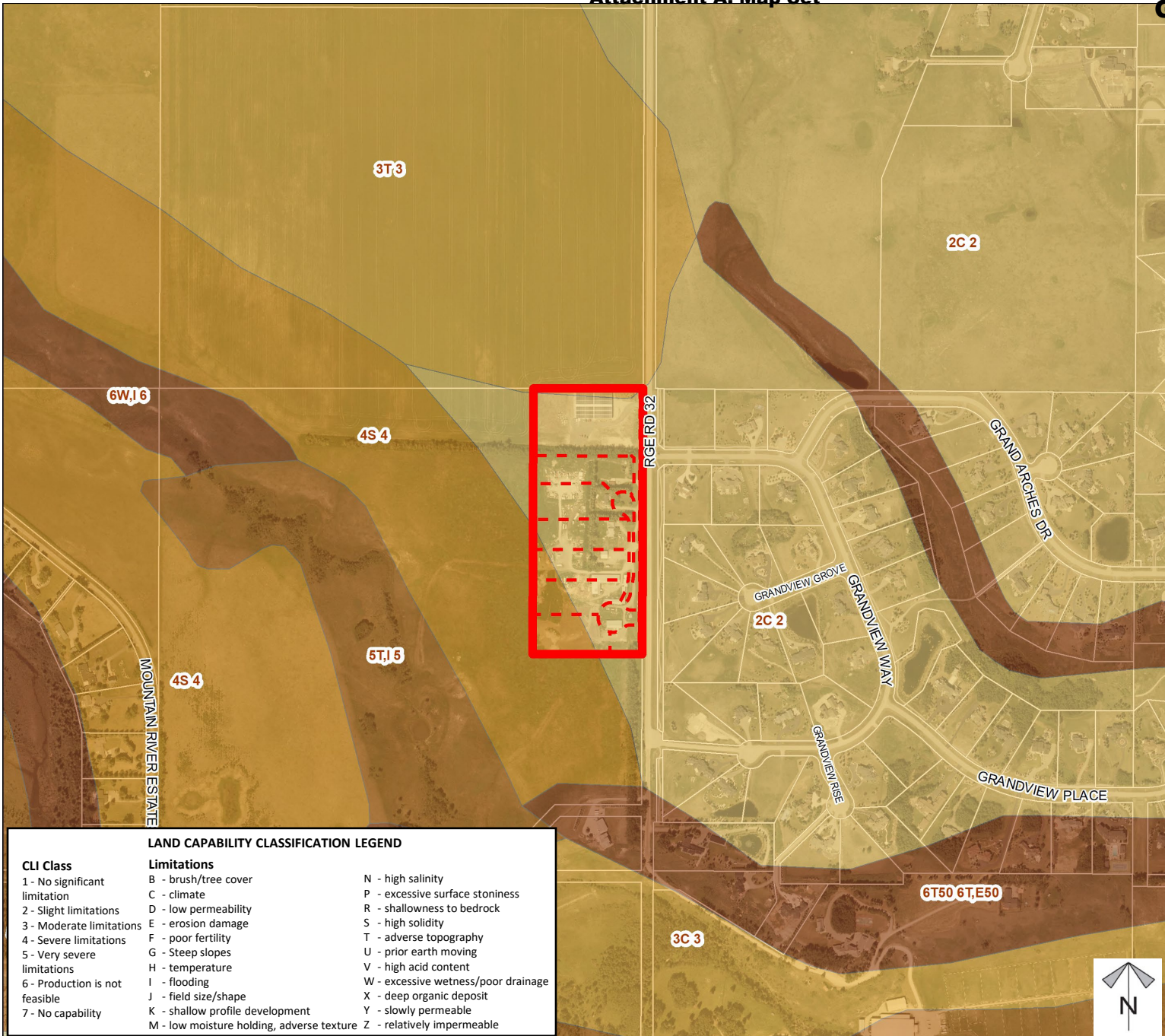
Soil Classifications

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 ± 1.95 hectare (± 4.82 acre) portion of the subject Agriculture, Small Parcel District (A-SML p8.1) parcel to Business, Agricultural District (B-AGR), a ± 5.48 hectare (± 13.54 acre) portion to Residential, Country Residential District (R-CRD), and a ± 0.43 hectare (± 1.06 acre) portion to Special, Public Service District (S-PUB) to facilitate future subdivision.



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



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

Landowner Circulation Area

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 ± 1.95 hectare (± 4.82 acre) portion of the subject Agriculture, Small Parcel District (A-SML p8.1) parcel to Business, Agricultural District (B-AGR), a ± 5.48 hectare (± 13.54 acre) portion to Residential, Country Residential District (R-CRD), and a ± 0.43 hectare (± 1.06 acre) portion to Special, Public Service District (S-PUB) to facilitate future subdivision.

Legend

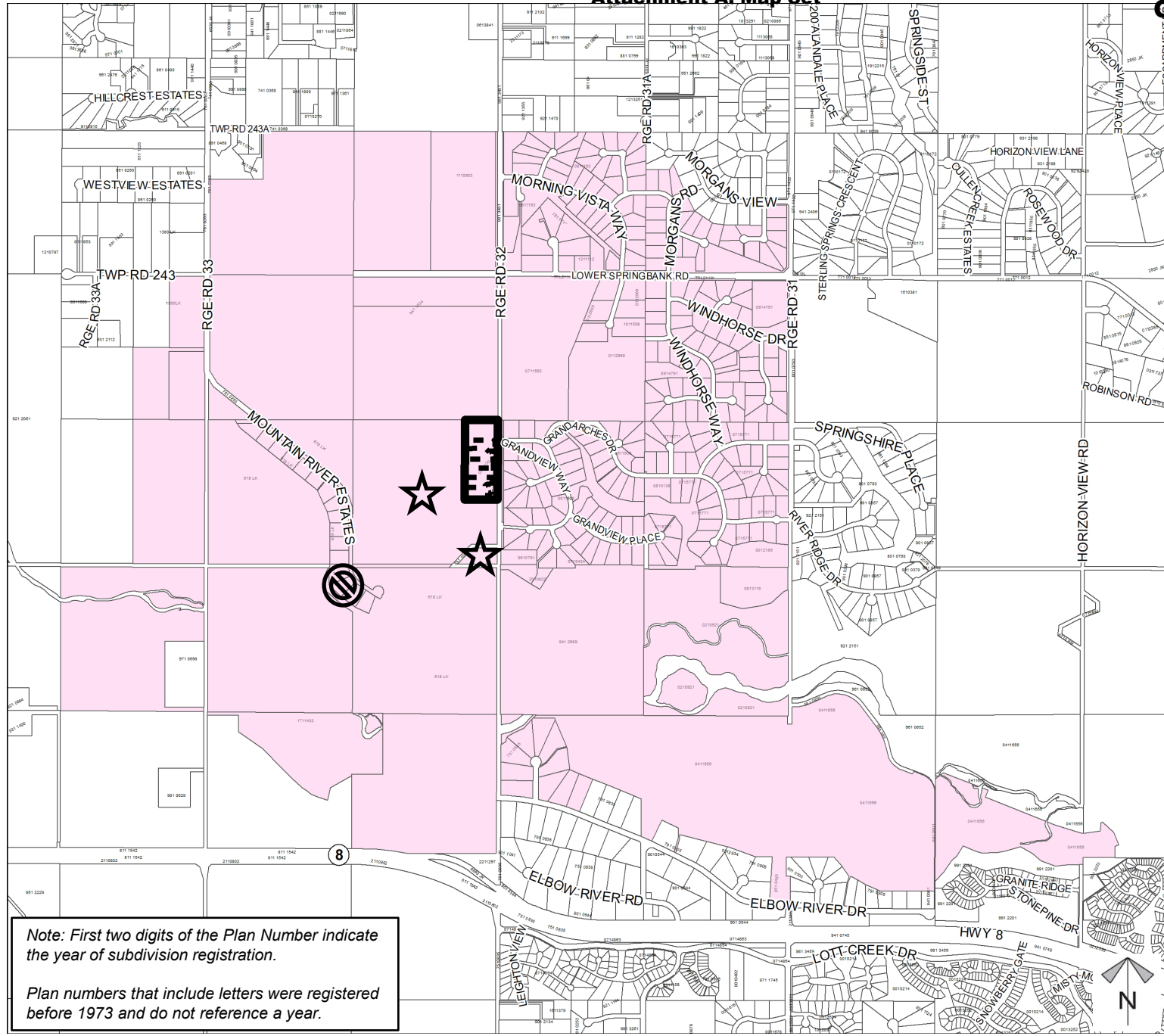
Support



Not Support



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



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.