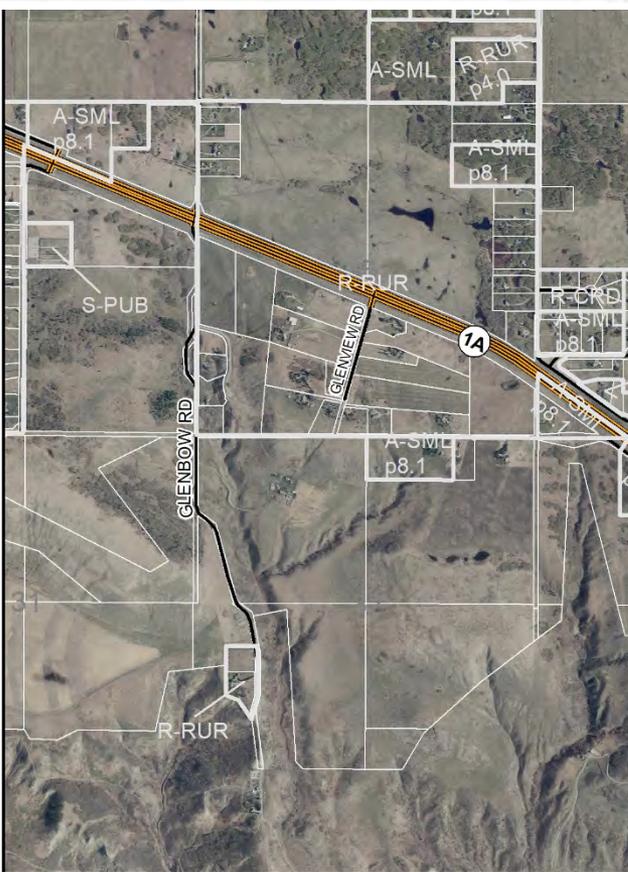
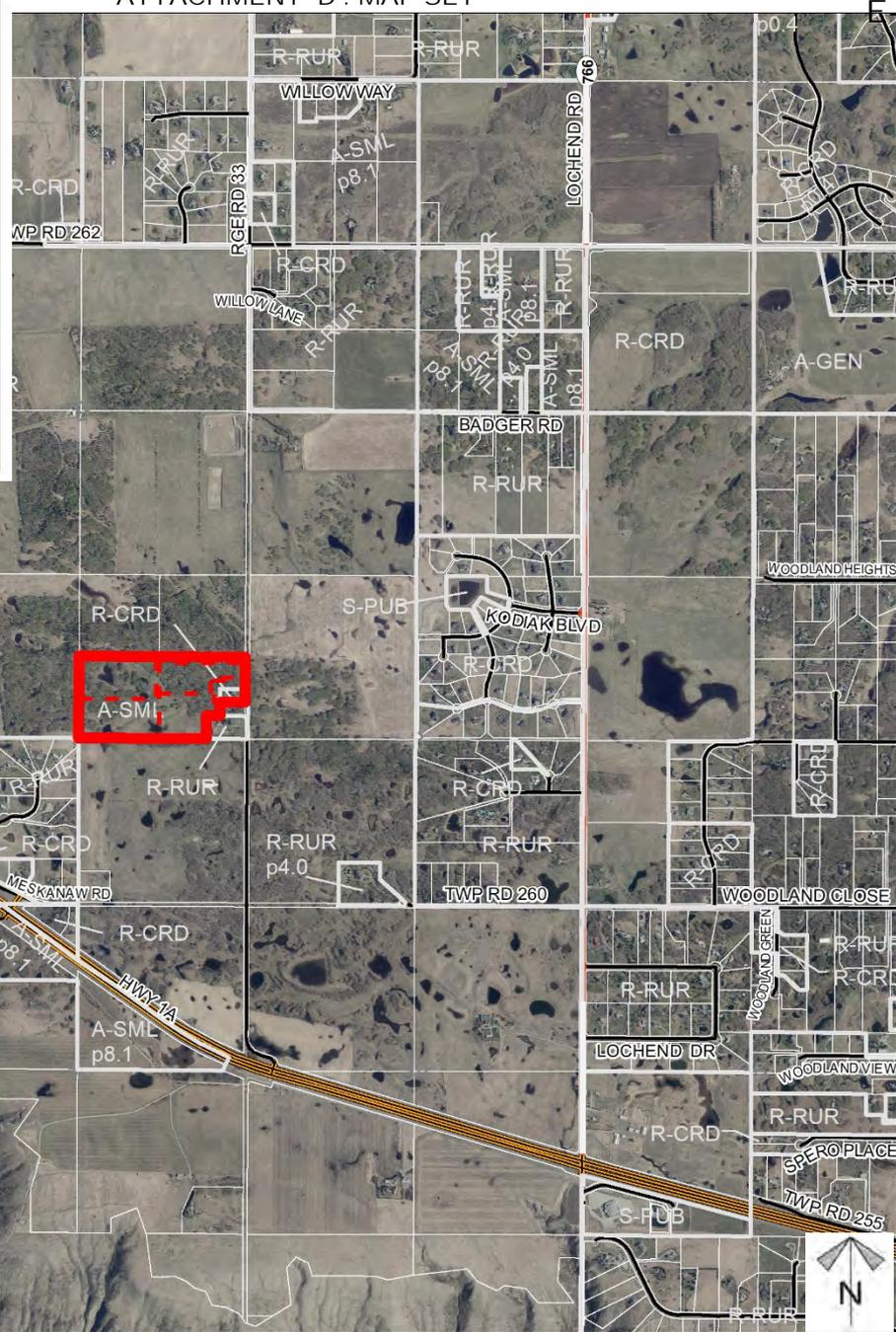
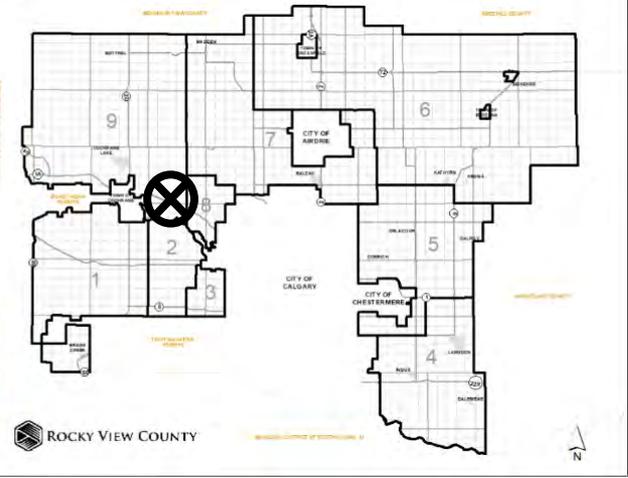


### Location & Context

#### Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR p4.0), and Residential Rural District (R-RUR), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to facilitate future subdivision and boundary adjustment.

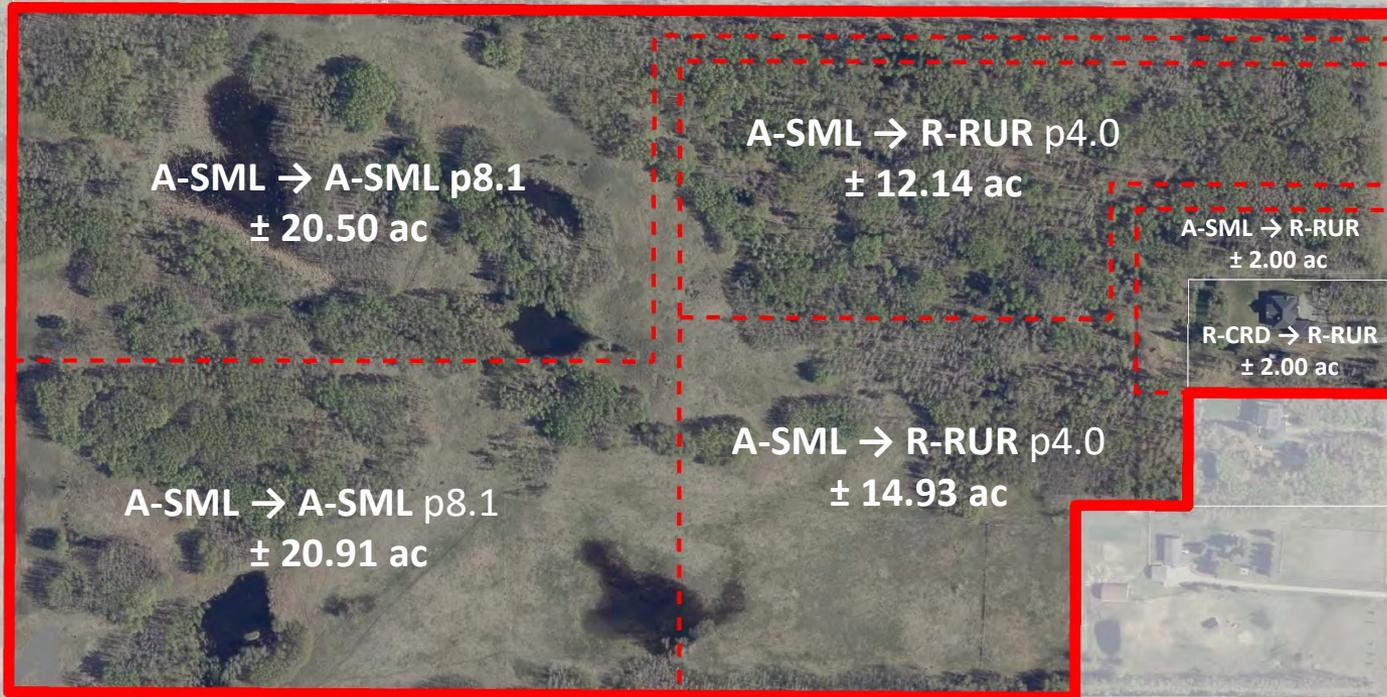
Division: 9  
Roll: 06704032 / 06704041  
File: PL20200016  
Legal: Lot 3 and 4,  
Block 1,  
Plan 121255,  
NE-04-26-03-W05M  
Printed: October 20, 2020



## Development Proposal

### Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR p4.0), and Residential Rural District (R-RUR), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to facilitate future subdivision and boundary adjustment.



Division: 9  
 Roll: 06704032 / 06704041  
 File: PL20200016  
 Legal: Lot 3 and 4,  
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**Site Plan****Redesignation Proposal**

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR p4.0), and Residential Rural District (R-RUR), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to facilitate future subdivision and boundary adjustment.

**Lot 2**  
A-SML p8.1  
± 20.50 ac

**Lot 3**  
R-RUR p4.0  
± 12.14 ac

**Lot 4**  
R-RUR  
± 4.0 ac

**Lot 1**  
A-SML p8.1  
± 20.91 ac

**Lot 5**  
R-RUR p4.0  
± 14.93 ac

RGE RU 33

Division: 9  
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4

# Bearspaw Area Structure Plan

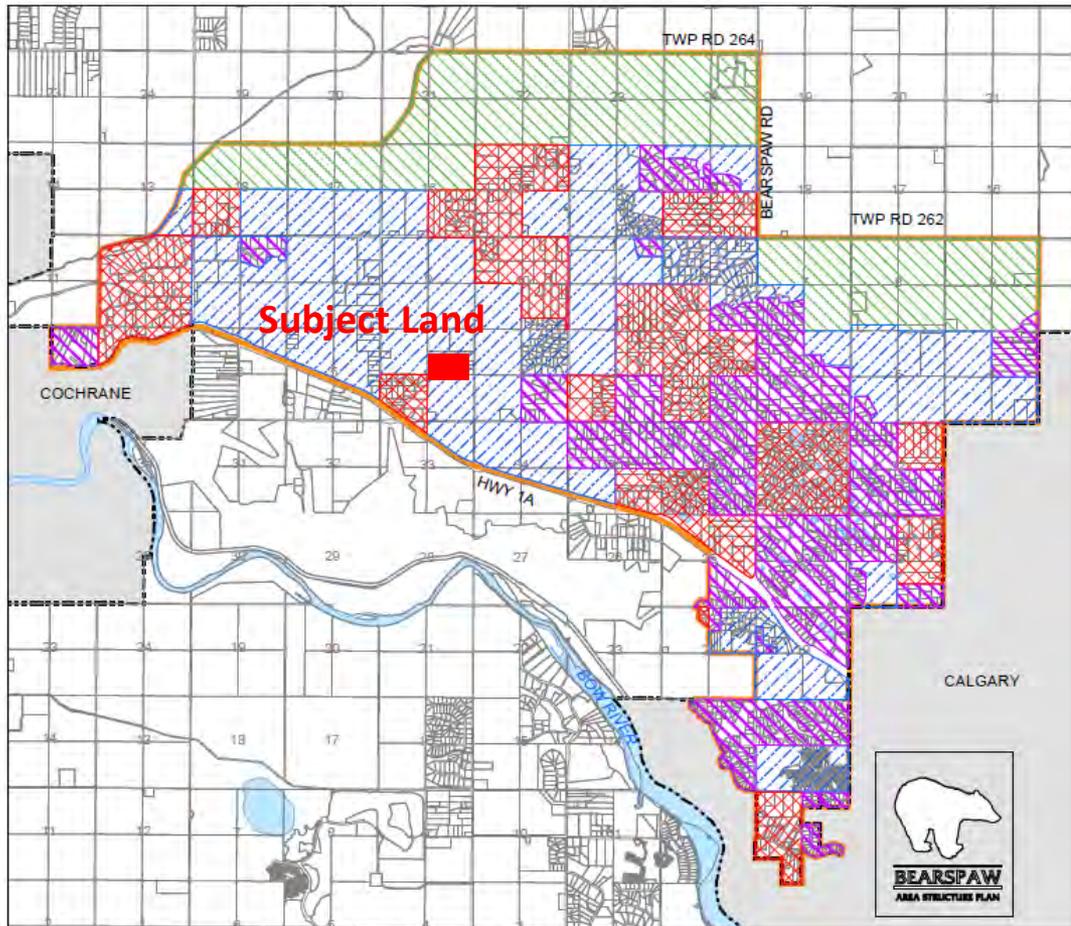


Figure 3:  
 Concept Plans

- ASP Area
- Lands within Development Priority Area 1 Recommended for Concept Plans
- Lands within Development Priority Areas 2&3 requiring Concept Plans
- Lands within Development Priority Area 4 are subject to the Agricultural Provisions of this Plan
- Lands generally not requiring Concept Plans

**Note: The subject land is located in the Development Priority Area 2&3, requiring Concept Plan**

## Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR p4.0), and Residential Rural District (R-RUR), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to facilitate future subdivision and boundary adjustment.

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# Bearspaw Area Structure Plan

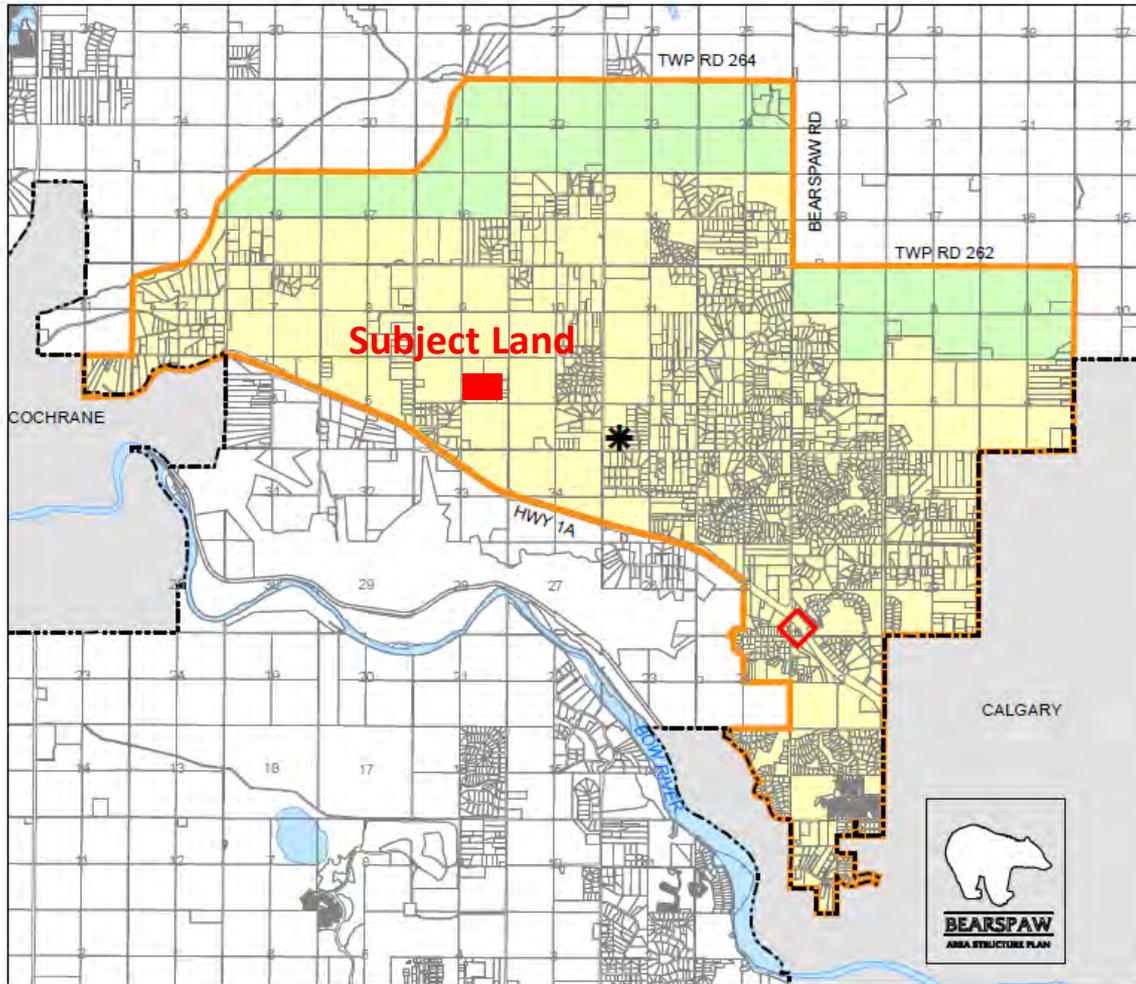


Figure 7:  
 Future Land  
 Use Scenario

-  ASP Area
-  Public Institutional
-  Rural Commercial
-  Agricultural
-  Country Residential

**Note: The subject land is located in the area identified as future residential use**

## Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR p4.0), and Residential Rural District (R-RUR), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to facilitate future subdivision and boundary adjustment.

Division: 9  
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# Bearspaw Area Structure Plan

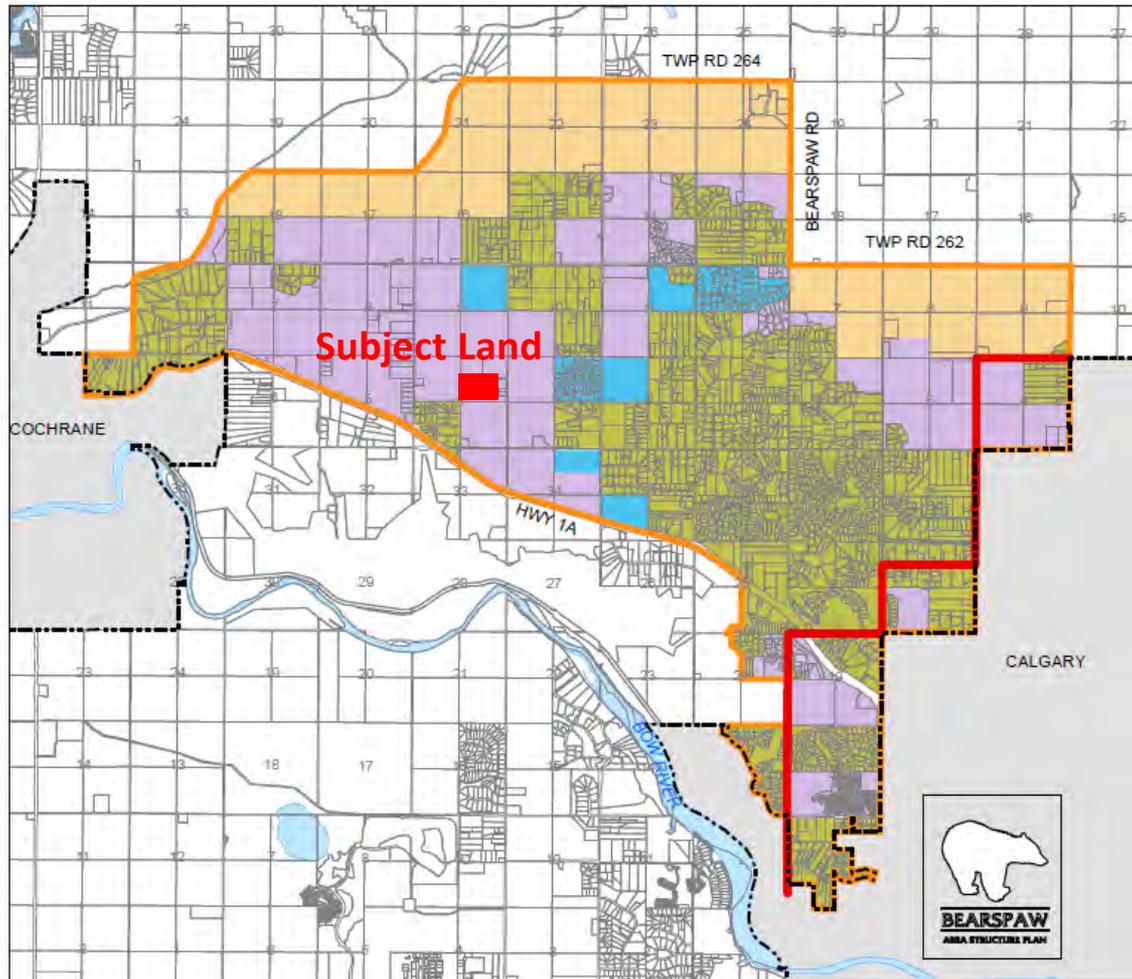


Figure 8:  
Phasing



**Note: The subject land is located in Development Priority Area 3**

## Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR p4.0), and Residential Rural District (R-RUR), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to facilitate future subdivision and boundary adjustment.

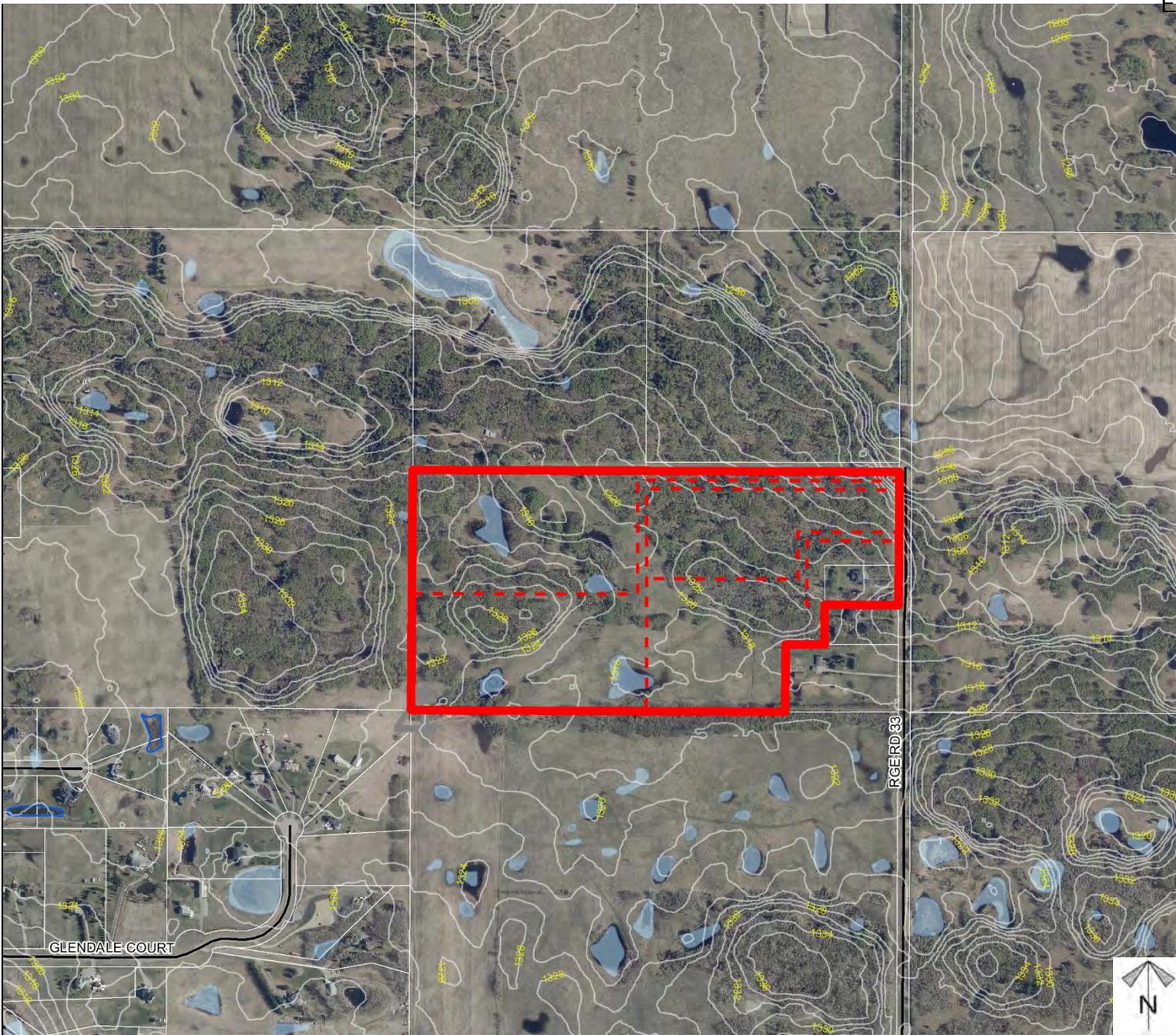
# Environmental

## Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR p4.0), and Residential Rural District (R-RUR), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to

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

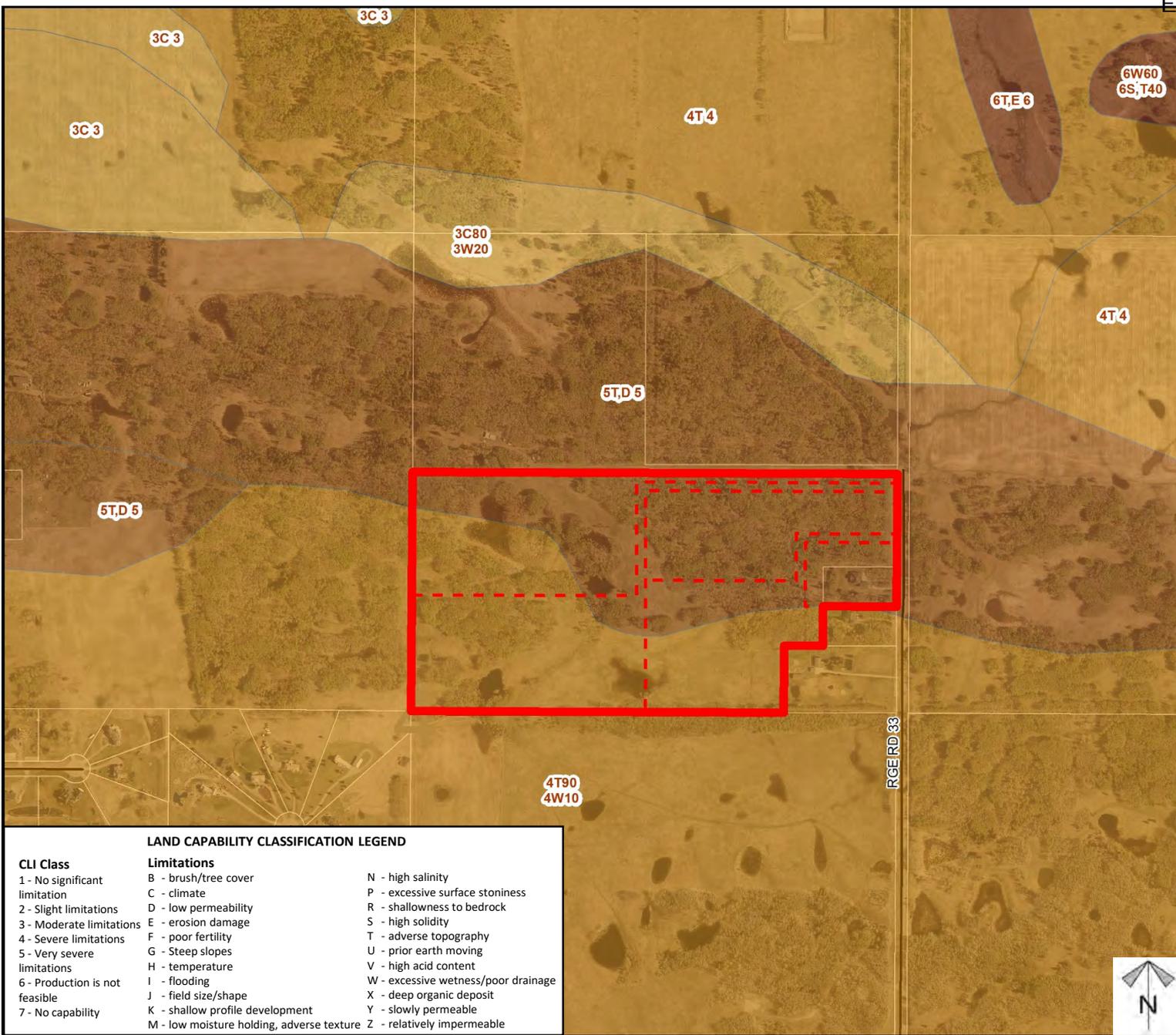
Division: 9  
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# Soil Classifications

## Redesignation Proposal

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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

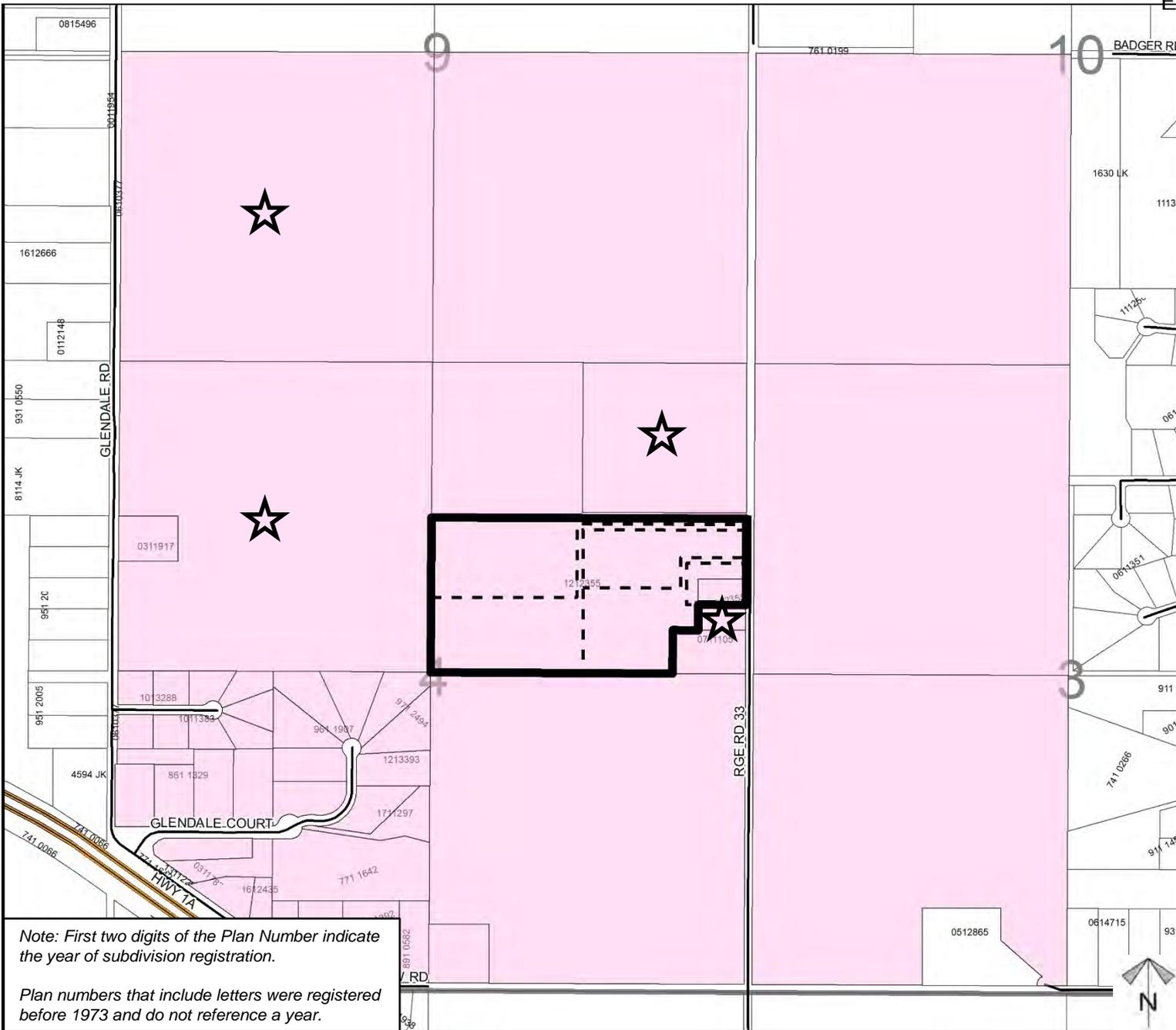
### Redesignation Proposal

To redesignate the subject lands from Agricultural, Small Parcel District (A-SML) to Agricultural, Small Parcel District (A-SML p8.1), Residential Rural District (R-RUR p4.0), and Residential Rural District (R-RUR), and from Residential, Country Residential District (R-CRD) to Residential, Rural District (R-RUR), in order to facilitate future subdivision and boundary adjustment.

#### Legend

- Support (4) 
- Opposition 

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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.