

Location & Context

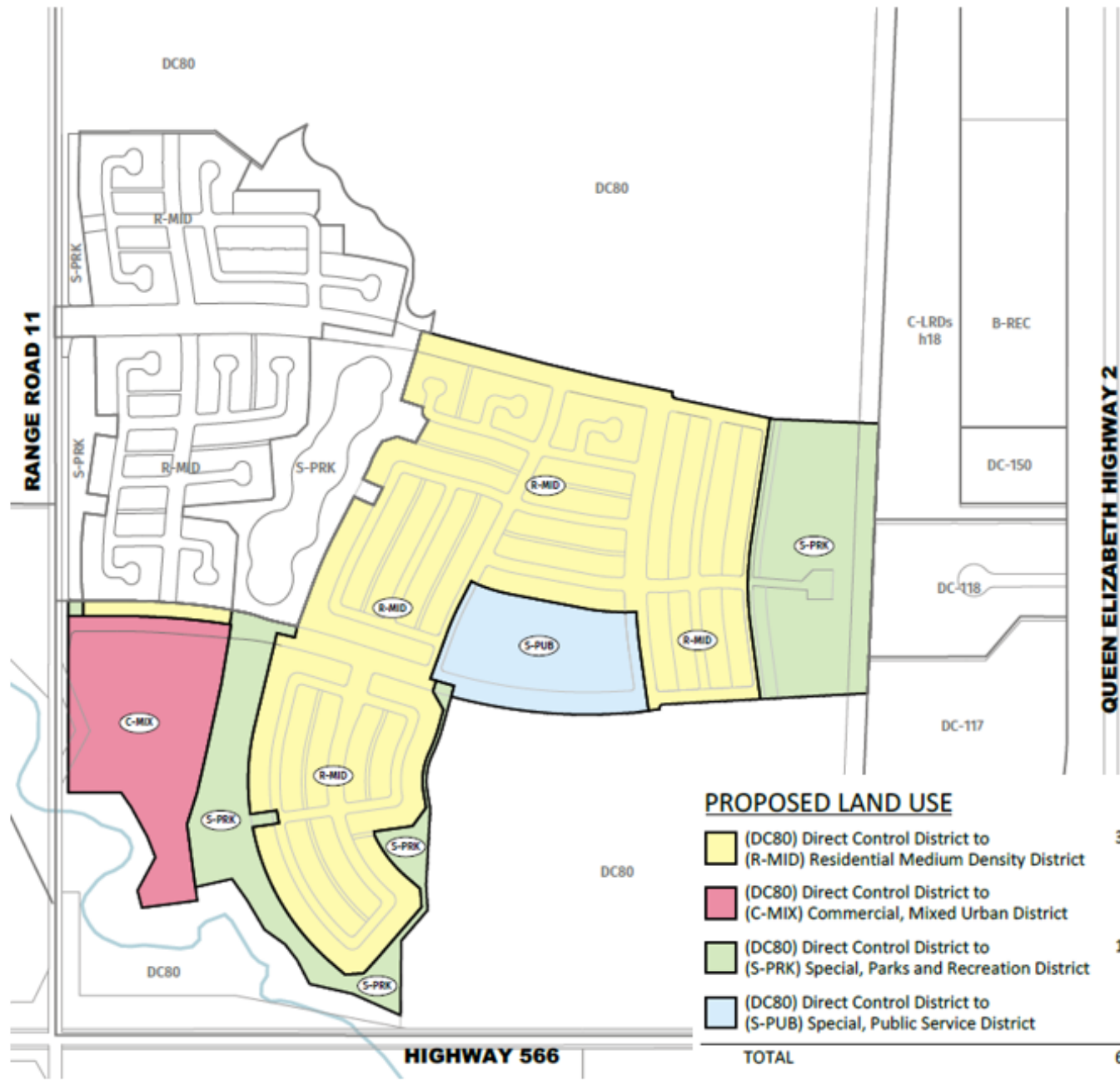
To redesignate portion of the lands from Direct Control (DC 80) to Residential, Medium Density (R-MID) District, Commercial, Mixed Urban (C-MIX) District, Special, Parks and Recreation (S-PRK) District, and Special, Public Service (S-PUB) District to facilitate future subdivision.

Division: 5
Roll: 06513002
File: PL20240169
Printed: 10/25/2024
Legal: A portion of W-13-26-01-W05M



Development Proposal

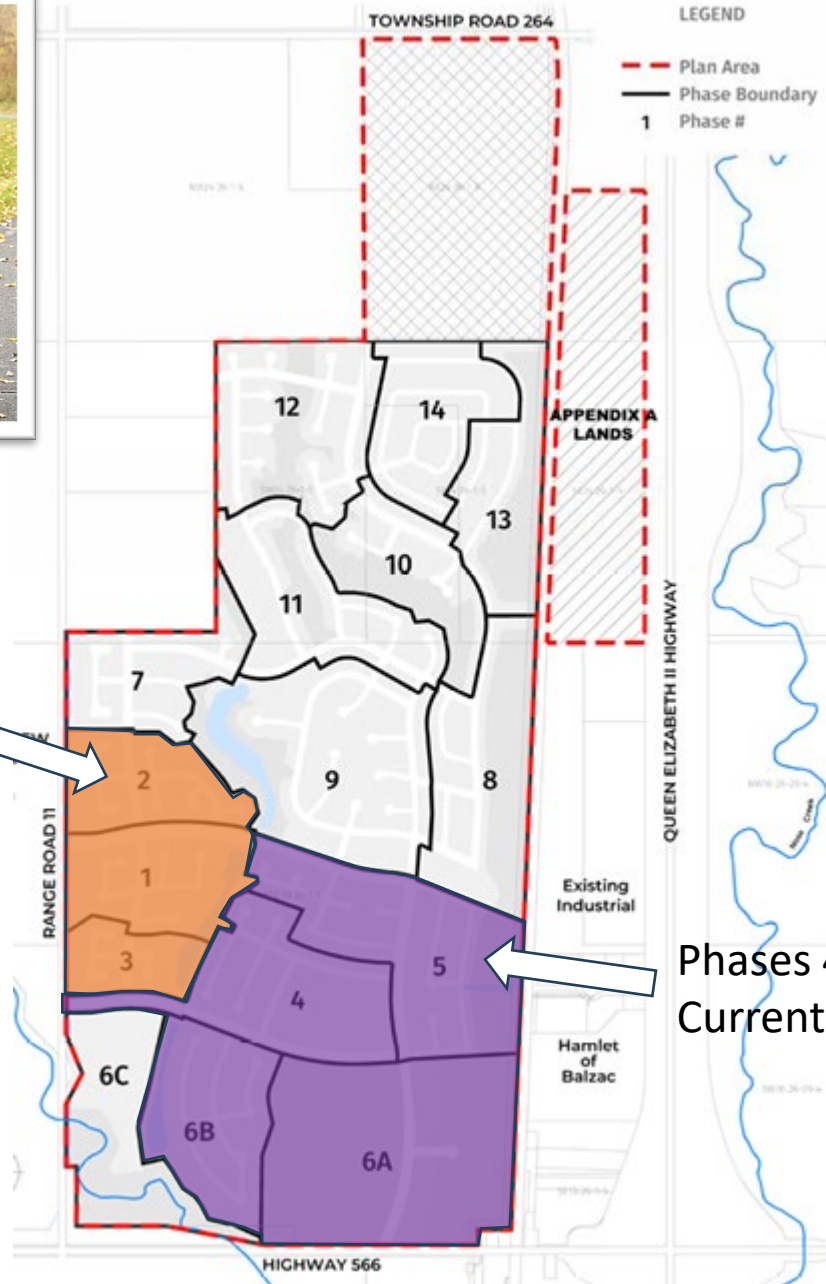
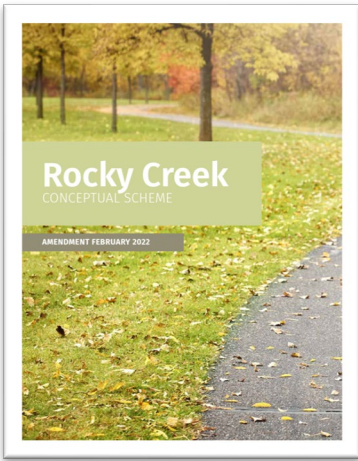
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PROPOSED LAND USE

	ha±	act
(DC80) Direct Control District to (R-MID) Residential Medium Density District	37.04	91.53
(DC80) Direct Control District to (C-MIX) Commercial, Mixed Urban District	7.37	18.21
(DC80) Direct Control District to (S-PRK) Special, Parks and Recreation District	13.25	32.74
(DC80) Direct Control District to (S-PUB) Special, Public Service District	5.01	12.38
TOTAL	62.67	154.86

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Phases 1, 2, 3
Previously
approved



Phases 4, 5, 6A, 6B
Current application



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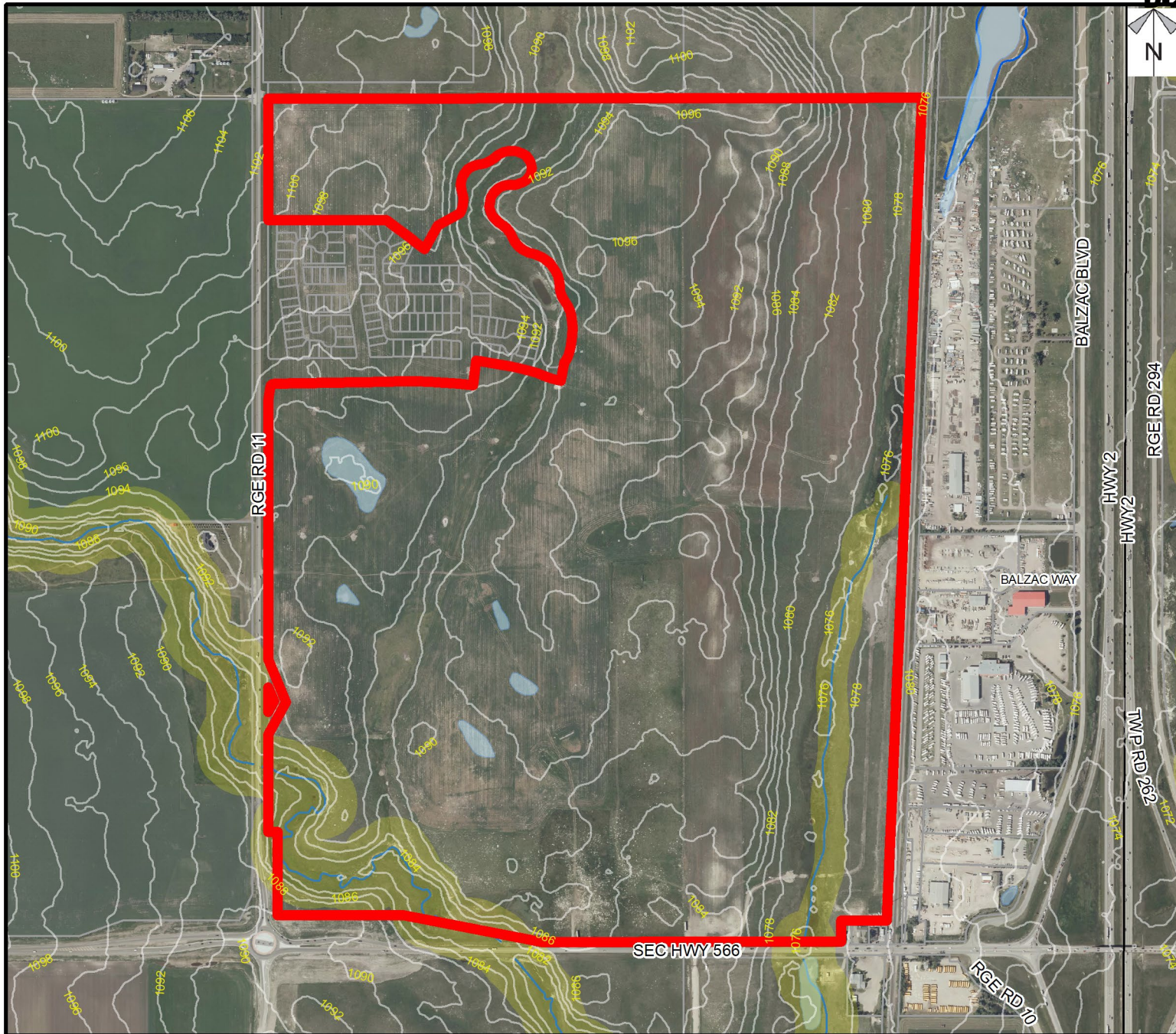
Environmental

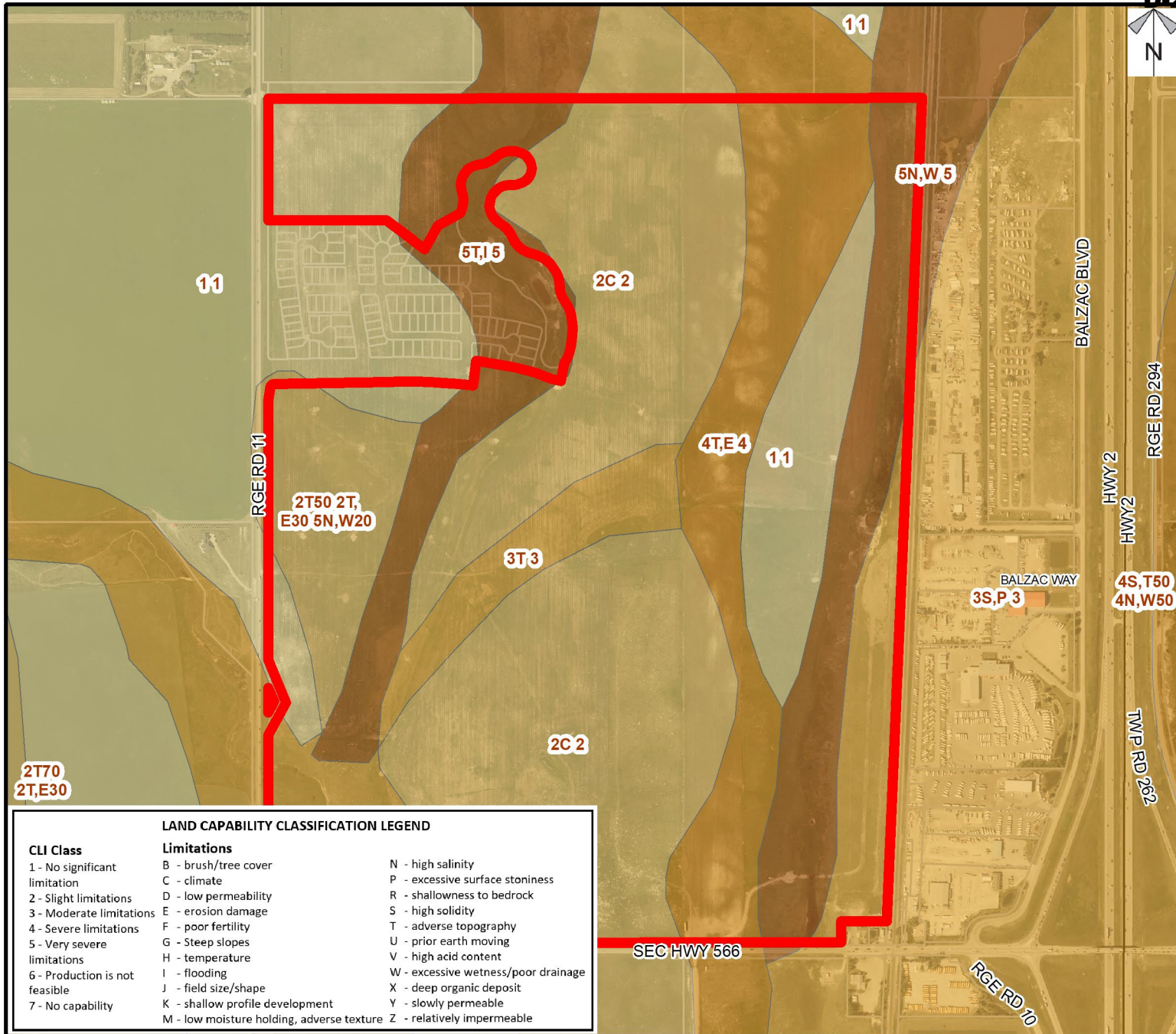
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Legend

-  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

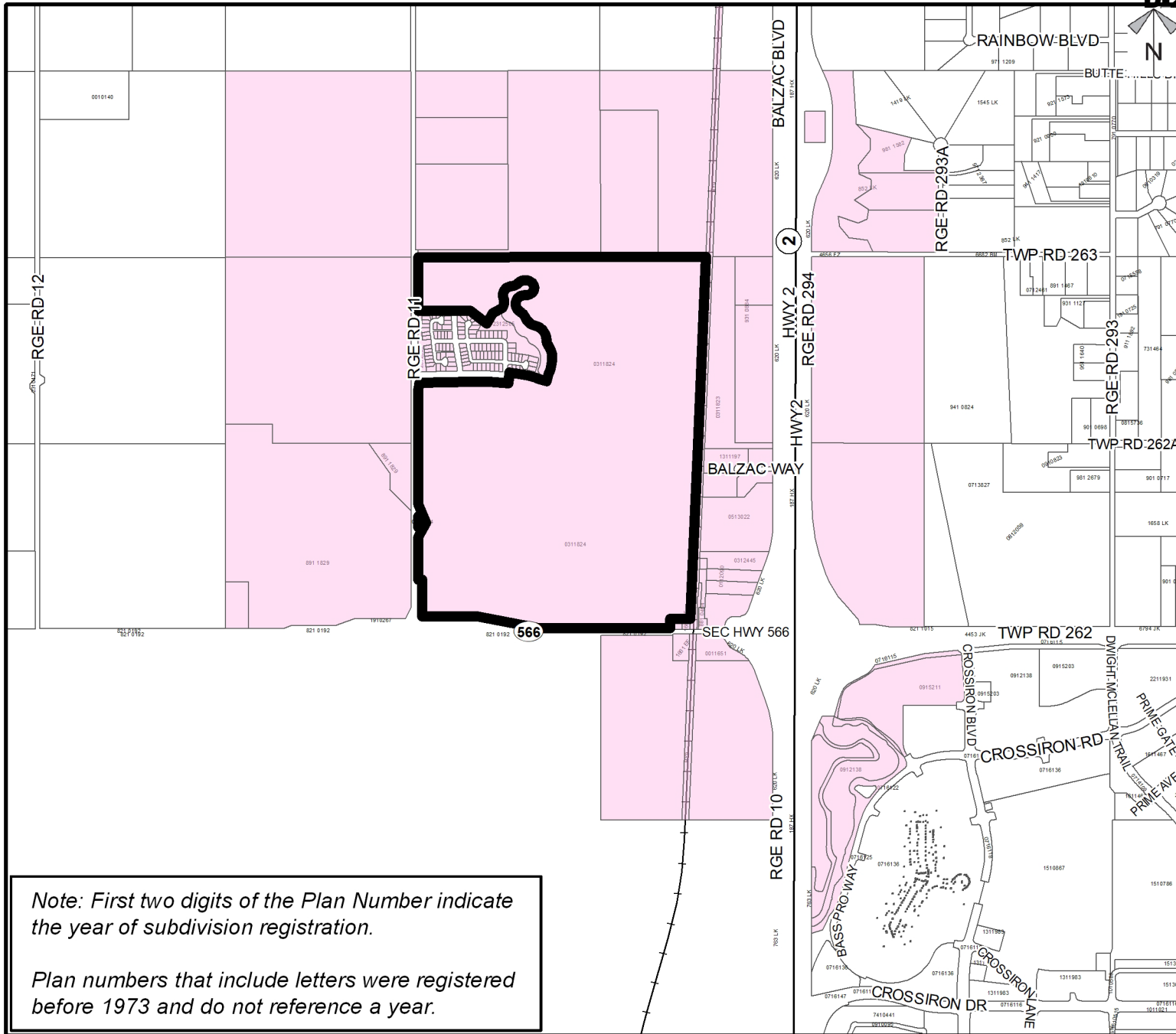
Support



Not Support



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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.