

**Location & Context**

To create a ± 3.424 hectare (± 8.46acre) parcel with a ± 58.09 hectare (± 143.54 acre) remainder.

Division: 1  
Roll: 04710003  
File: PL20190105  
Printed: 9/19/2024  
Legal: A portion of  
NW-10-24-03-W05M



### Development Proposal

To create a  $\pm 3.424$  hectare ( $\pm 8.46$  acre) parcel with a  $\pm 58.09$  hectare ( $\pm 143.54$  acre) remainder.

Lot 2  
 $\pm 58.09$  ha  
( $\pm 143.54$  ac)

← Lot 1  
 $\pm 3.42$  ha  
( $\pm 8.46$  ac)

RGE RD 33

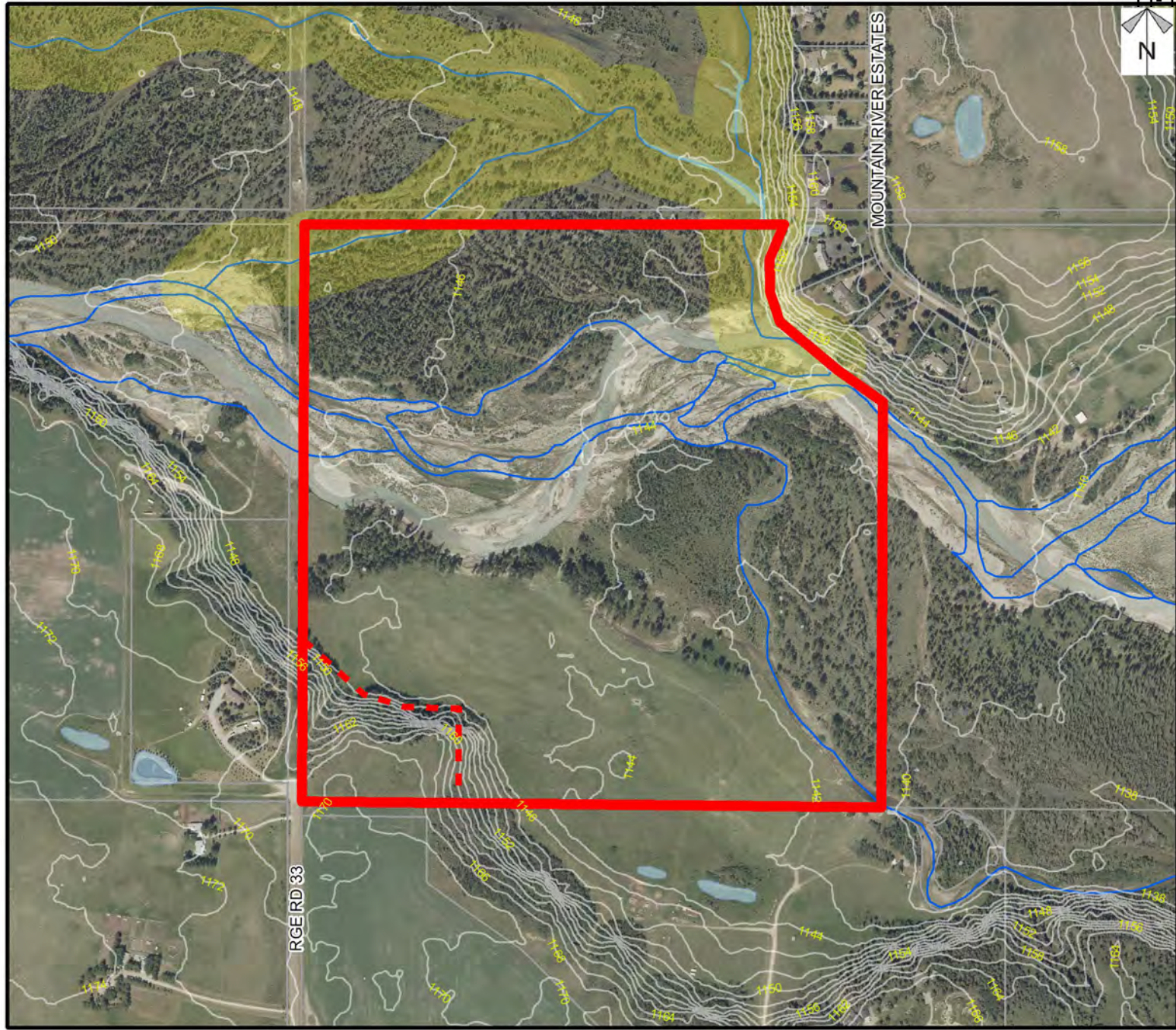
MOUNTAIN RIVER ESTATES

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### Environmental

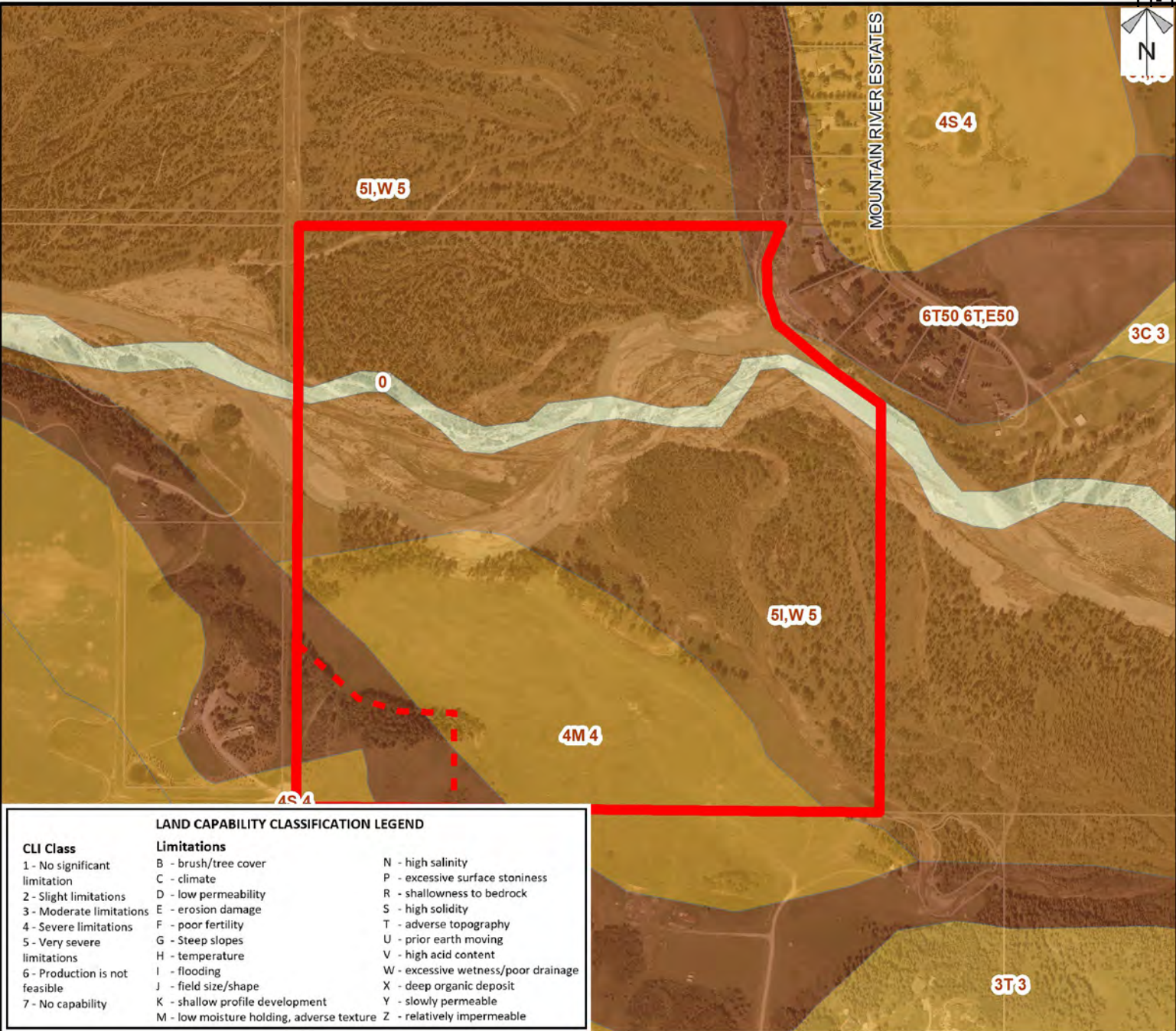
To create a  $\pm 3.424$  hectare ( $\pm 8.46$ acre) parcel with a  $\pm 58.09$  hectare ( $\pm 143.54$  acre) remainder.



#### Legend

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

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### Soil Classifications

To create a ± 3.424 hectare (± 8.46acre) parcel with a ± 58.09 hectare (± 143.54 acre) remainder.

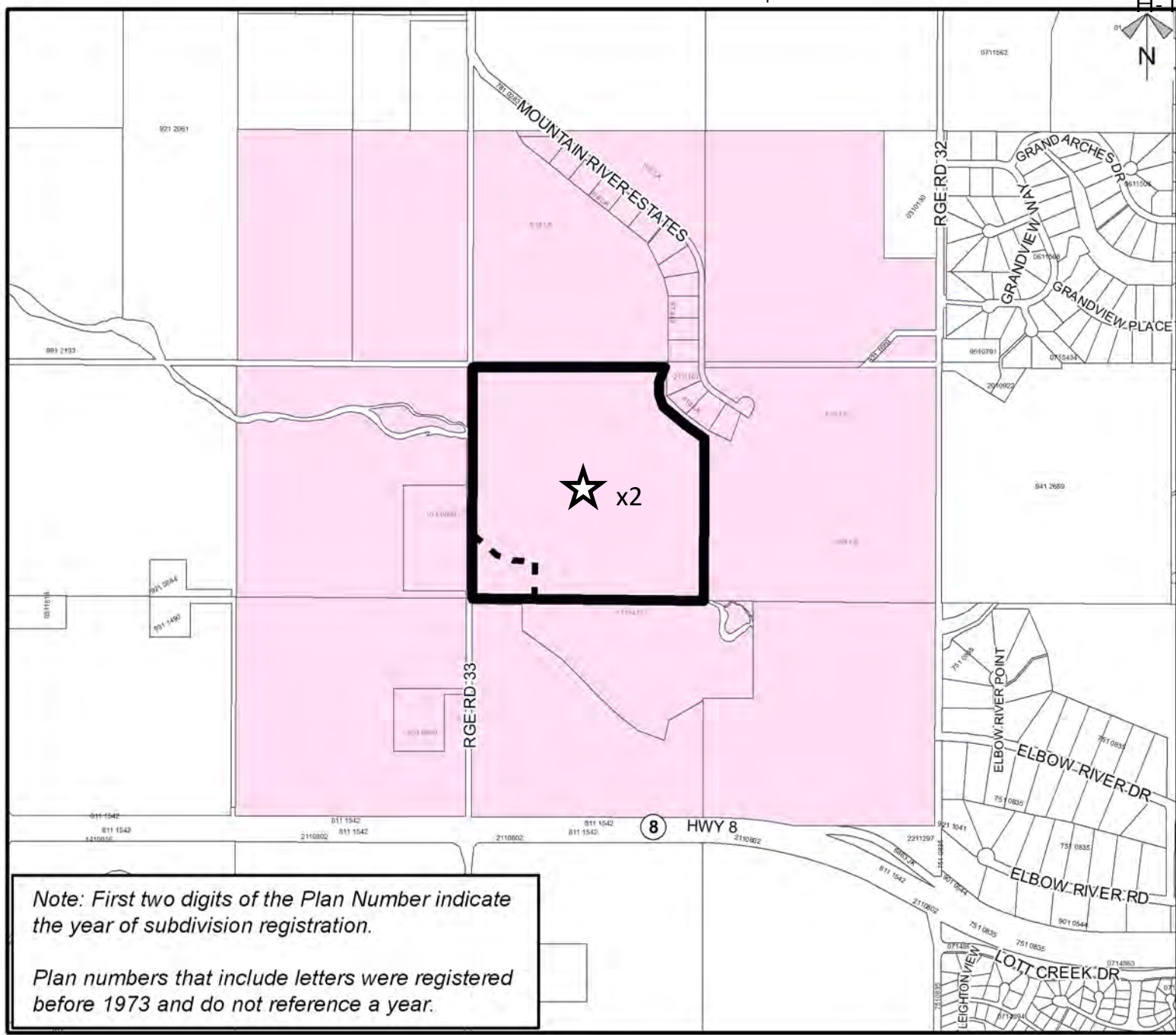
LAND CAPABILITY CLASSIFICATION LEGEND		
CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion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

To create a ± 3.424  
hectare (± 8.46acre)  
parcel with a ± 58.09  
hectare (± 143.54  
acre) remainder.



#### 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.*