

Location & Context

Redesignation Proposal

PL20190102 Land Use: To redesignate the subject lands from Ranch and Farm District to Residential One District in order to facilitate a multi-lot residential subdivision.

PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal within NE-15-23-05-W05M.

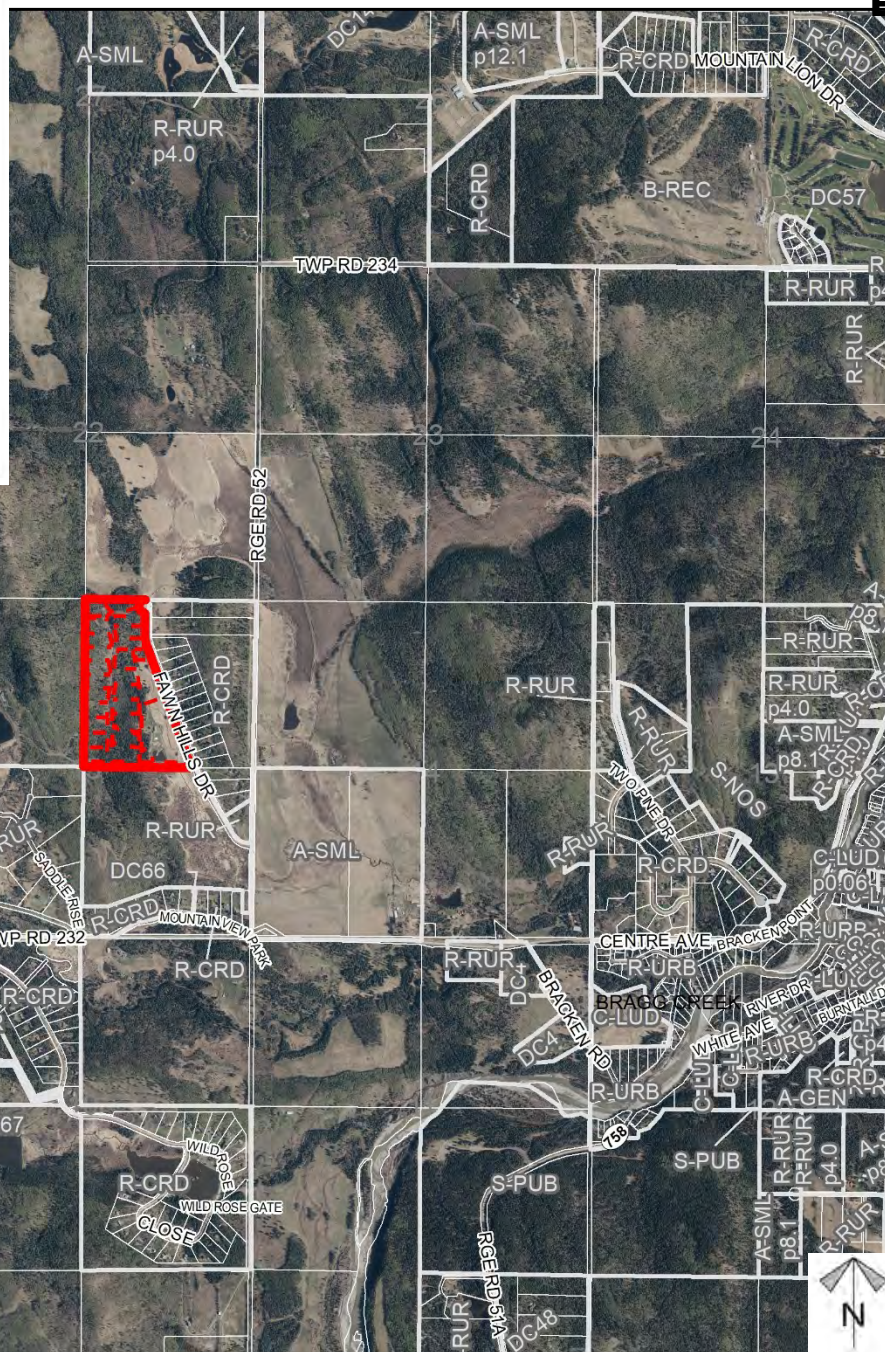
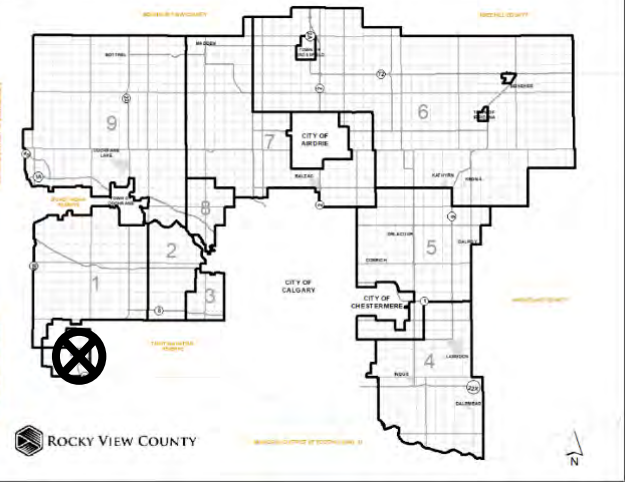
Division:1

Roll: 03915024

File: PL20190102

Printed: Feb 5, 2021

Legal: A portion of NE-15-23-05-W05M





Development Proposal

Redesignation Proposal

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Environmental

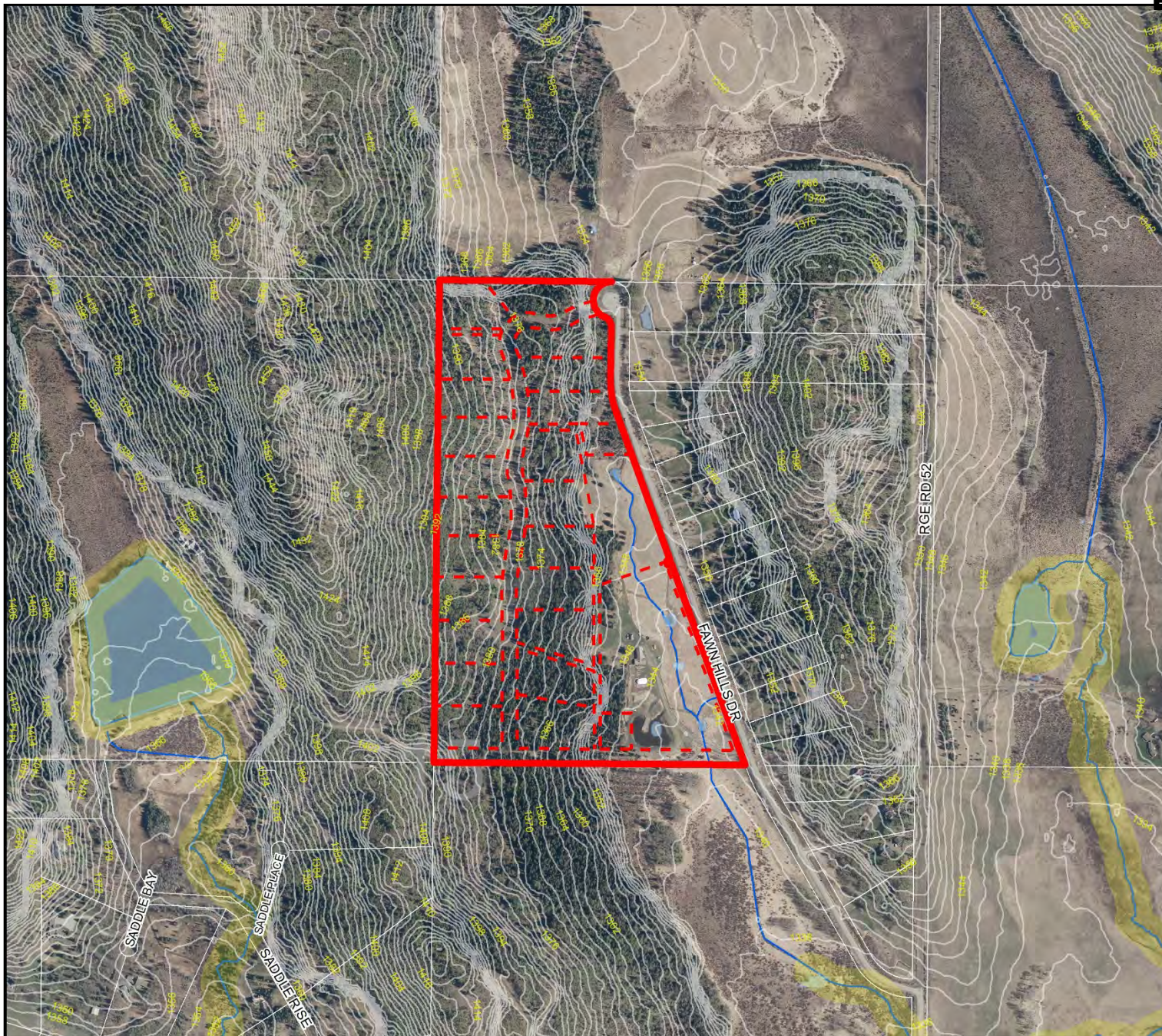
Redesignation Proposal

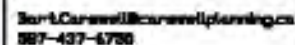
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PL20190103 Conceptual Scheme: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision and development proposal

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

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Phasing

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TSUUT'INA NATION RESERVE

Phase 1

Phase 2

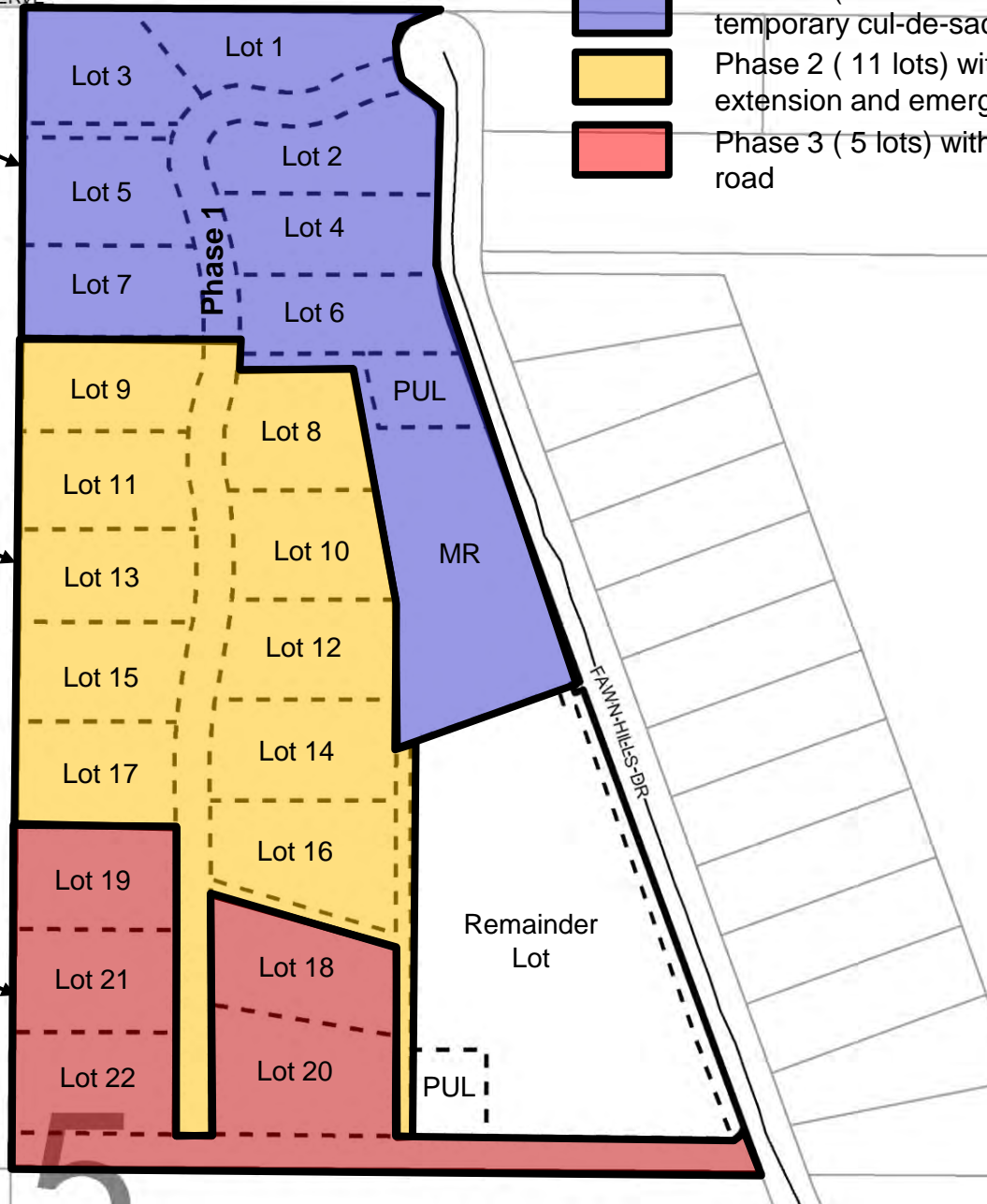
Phase 3



Phase 1 (7 lots + MR) with temporary cul-de-sac

Phase 2 (11 lots) with road extension and emergency access

Phase 3 (5 lots) with Internal road

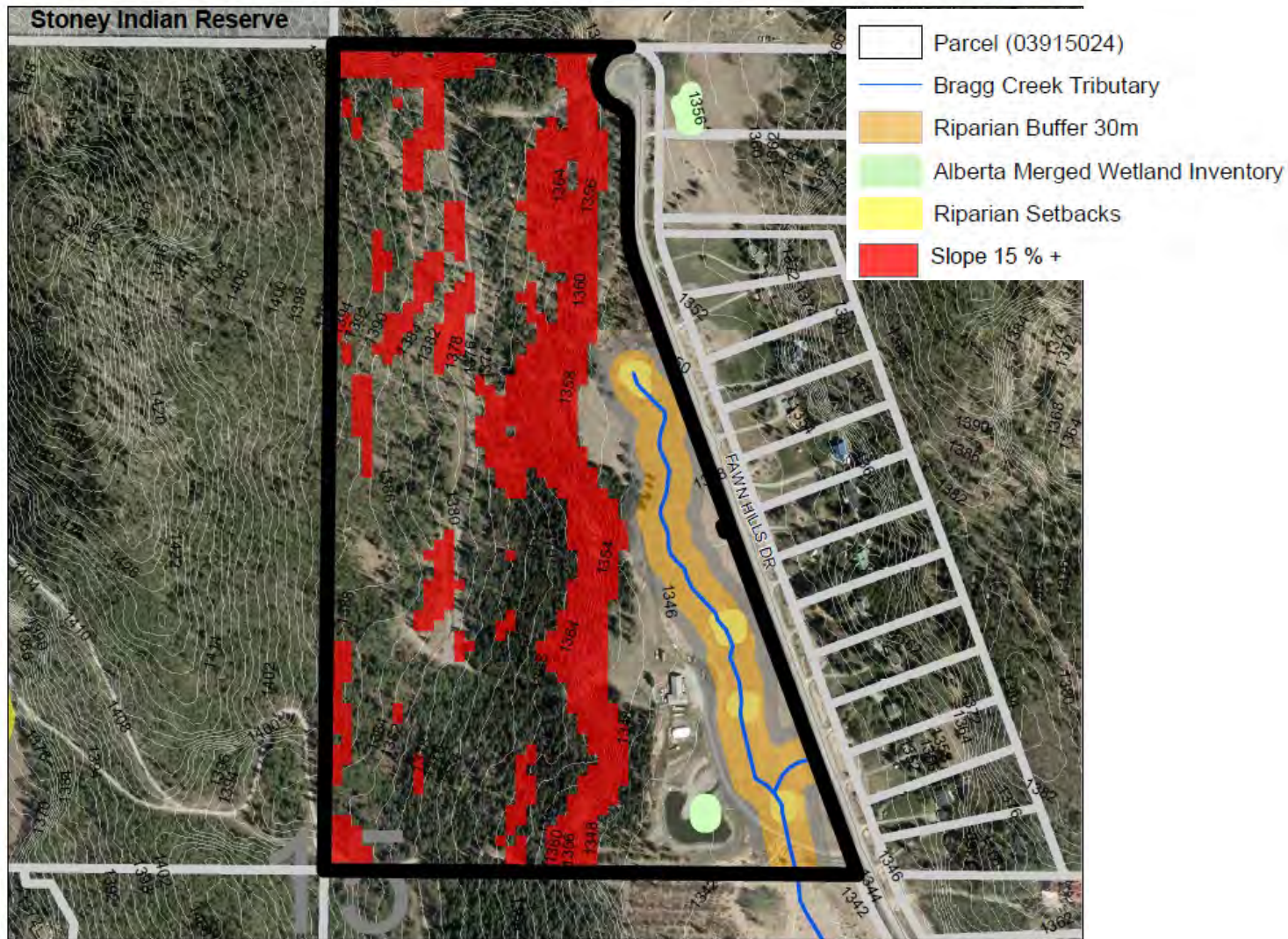




Development Constraints (+15% slopes) Redesignation Proposal

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This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Subject land area:	76.64 ac	Maximum lots per ASP:	12 lots
Slope greater than 8%:	18.20 ac	Proposed lots:	22 lots
Wetland area:	0.35 ac		
Riparian area:	8.66 ac		
Gross Developable Area:	49.35 ac		

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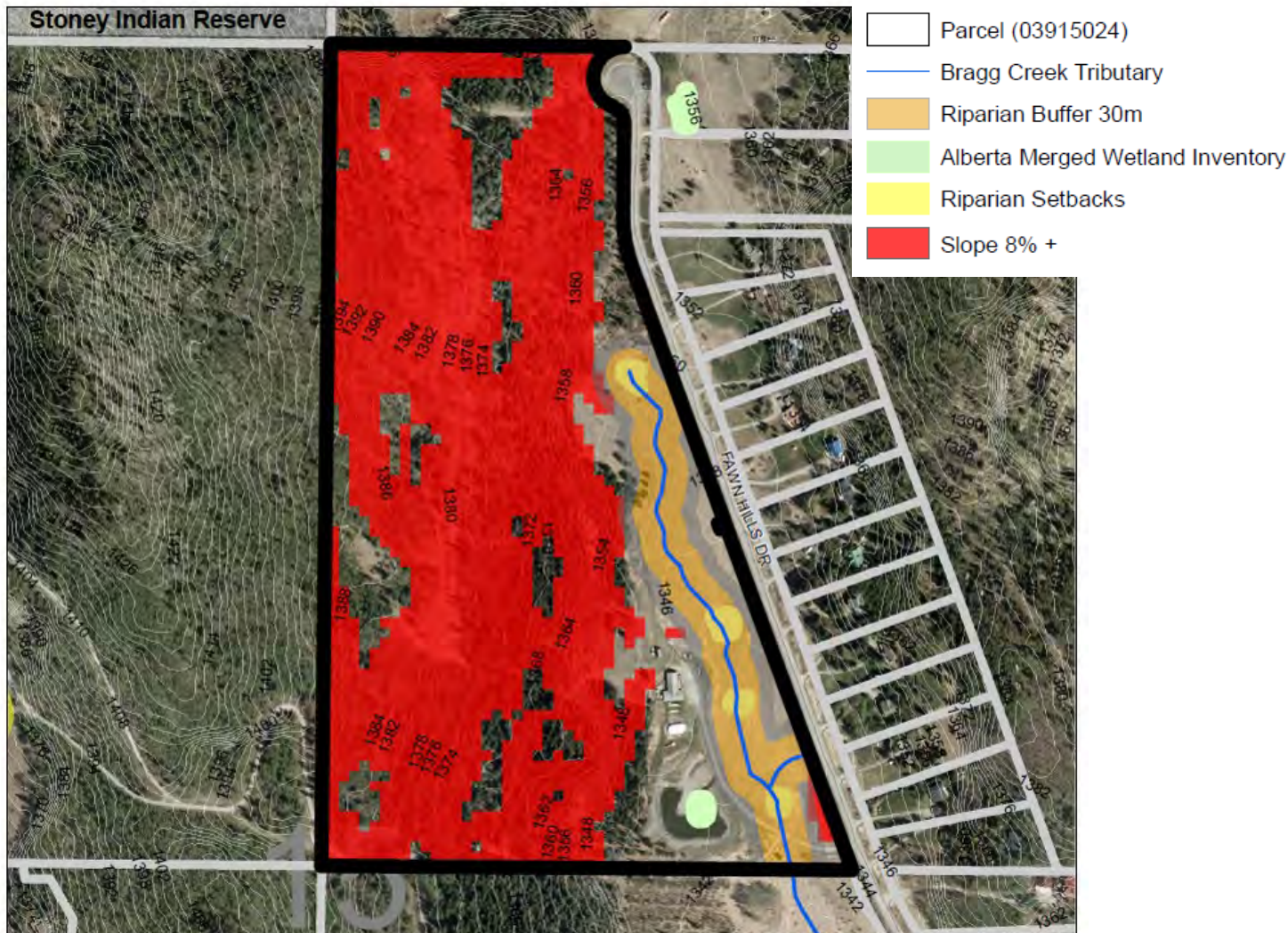


Development Constraints (+8% slopes)

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This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Subject land area:	76.64 ac	Maximum lots per ASP:	5 lots
Slope greater than 8%:	46.53 ac	Proposed lots:	22 lots
Wetland area:	0.35 ac		
Riparian area:	8.66 ac		
Gross Developable Area:	21.10 ac		

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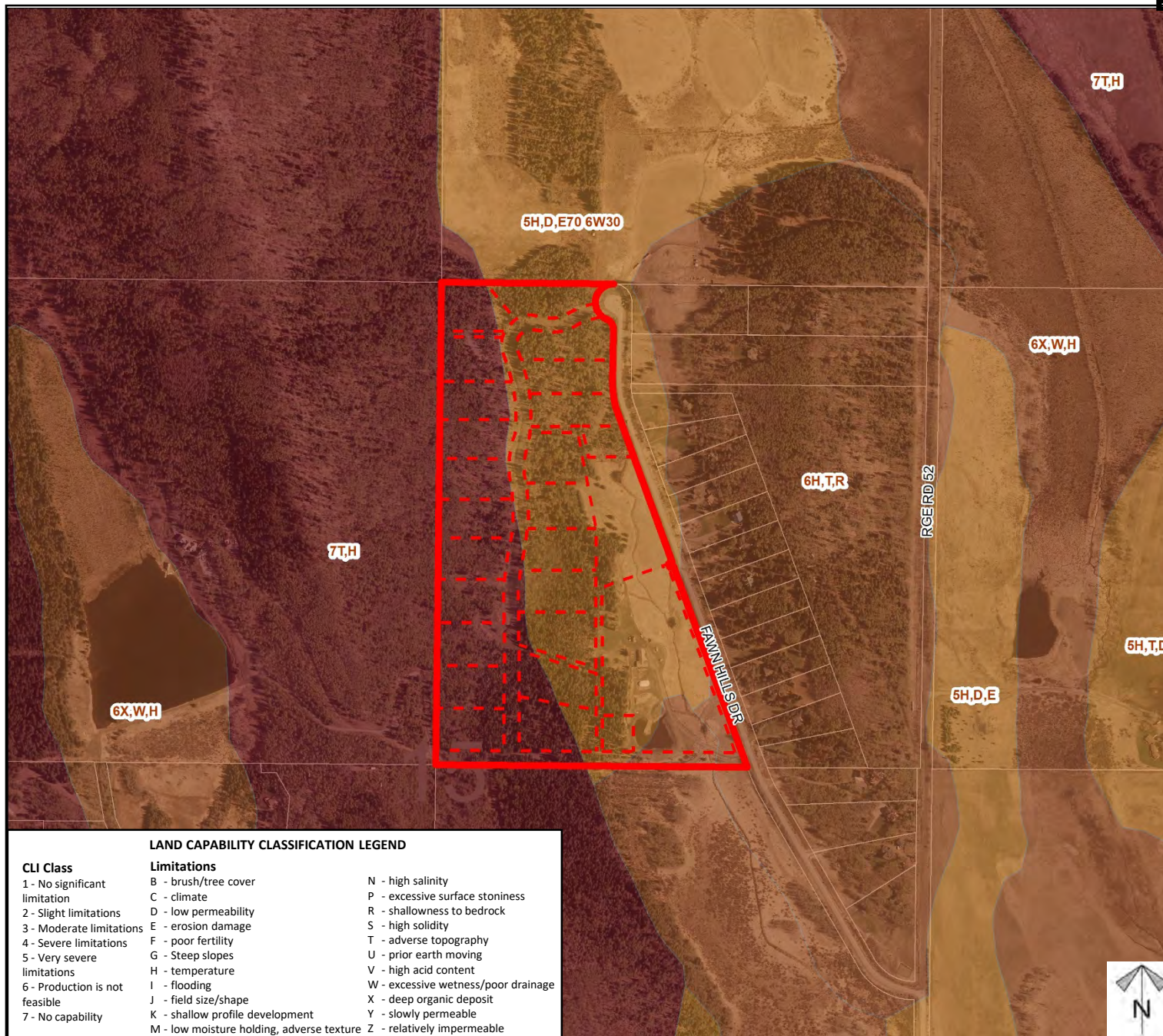
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Soil Classifications

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Plan numbers that include letters were registered before 1973 and do not reference a year.

Legend

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