



## Location & Context

### SUBDIVISION APPLICATION

To create the following:

**Residential, Mid-Density Urban (R-MID) District**, total of 223 lots:

- 95 lots intended to be a rowhouse, ranging from  $\pm 0.020$  hectares ( $\pm 0.049$  acres) to  $\pm 0.050$  hectares ( $\pm 0.130$  acres)
- 78 lots intended to be a semi-detached, ranging from  $\pm 0.029$  hectares ( $\pm 0.072$  acres) to  $\pm 0.069$  hectares ( $\pm 0.171$  acres)
- 50 lots intended to be single-detached, ranging from  $\pm 0.031$  hectares ( $\pm 0.077$  acres) to  $\pm 0.051$  hectares ( $\pm 0.127$  acres)

**Residential, Small Lot Urban (R-SML) District**, total of 31 lots ranging from  $\pm 0.060$  hectares ( $\pm 0.148$  acres) to  $\pm 0.120$  hectares ( $\pm 0.297$  acres)

**Special, Parks and Recreation (S-PRK) District**, total of seven (7) lots ranging from  $\pm 0.037$  hectares ( $\pm 0.091$  acres) to  $\pm 2.882$  hectares ( $\pm 7.123$  acres)

**Special, Public Service (S-PUB) District**, total of three (3) lots ranging from  $\pm 0.014$  hectares ( $\pm 0.036$  acres) to  $\pm 0.951$  hectares ( $\pm 2.350$  acres).

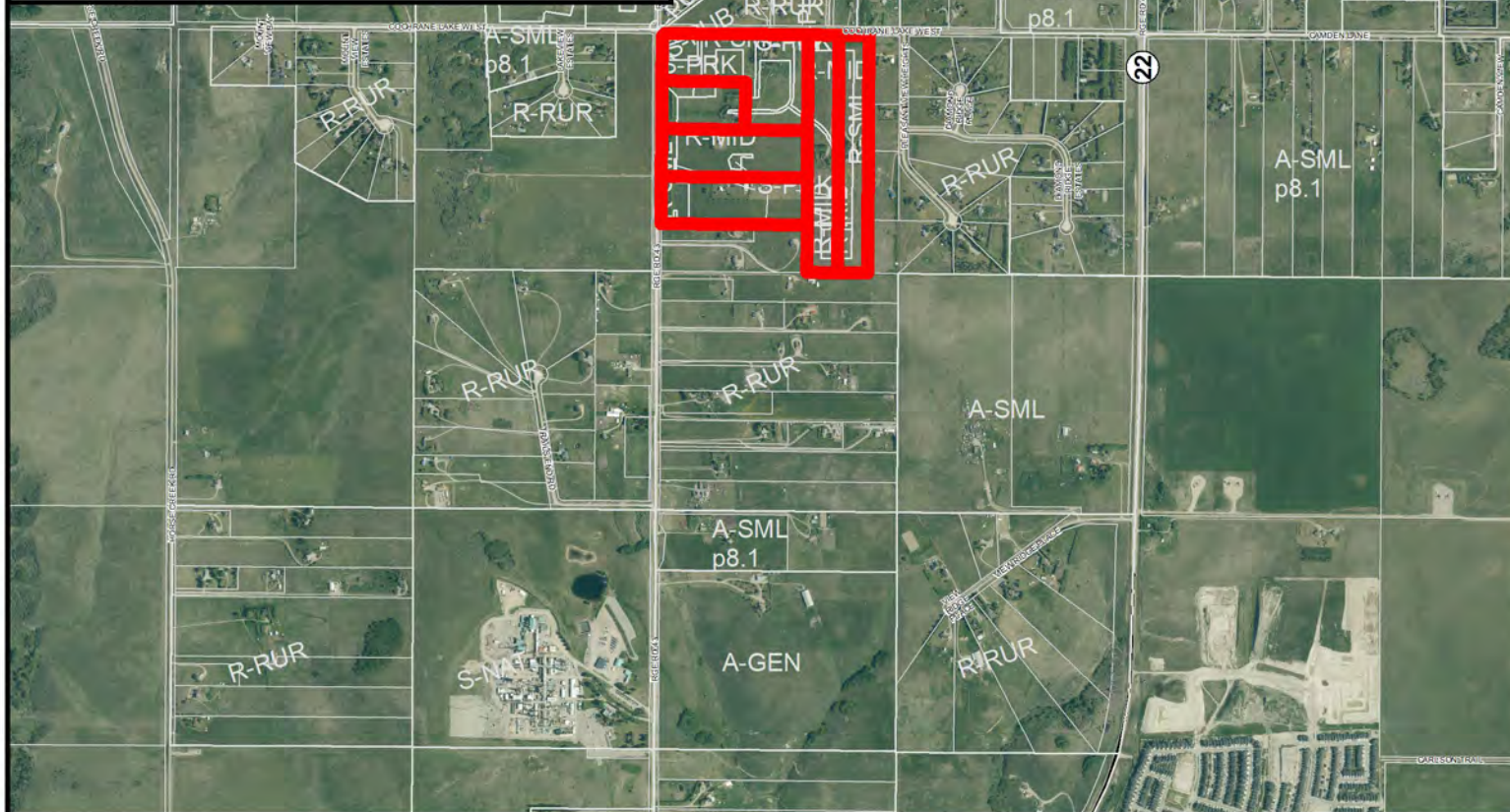
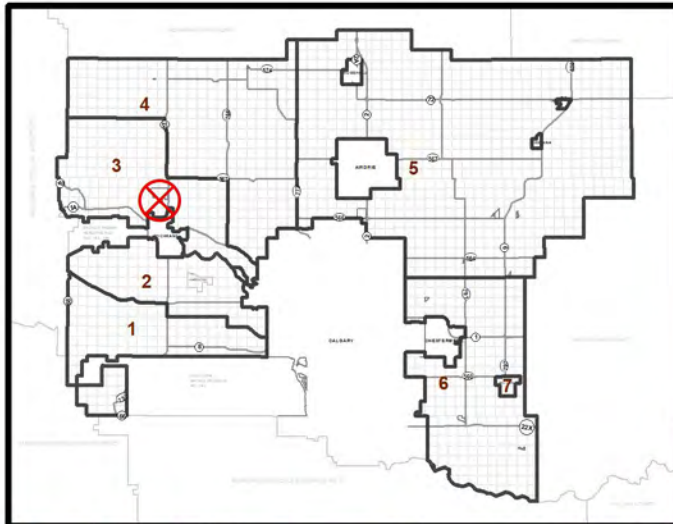
**Division: 3**

**Roll: 06822002, 06822007, 06822005, 06822020, 06822006, 06822011**

**File: PL20240205**

**Printed: 1/27/2025**

**Legal: A portion of NW-22-26-04-W05M**





## Development Proposal

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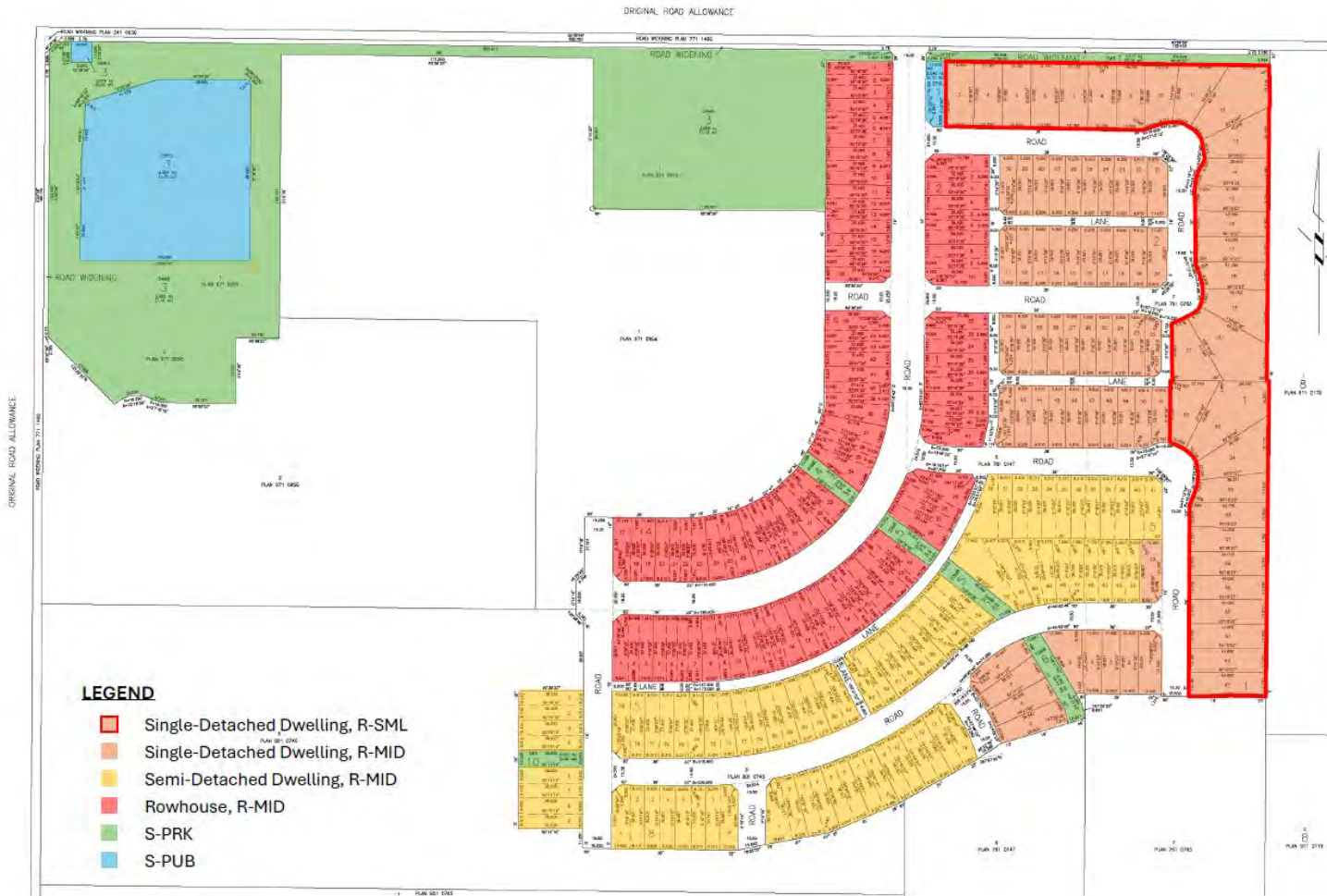
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**Special, Public Service (S-PUB)**  
District, total of three (3) lots  
ranging from  $\pm 0.014$  hectares  
( $\pm 0.036$  acres) to  $\pm 0.951$  hectares  
( $\pm 2.350$  acres).

### LEGEND

-  Single-Detached Dwelling, R-SML
-  Single-Detached Dwelling, R-MID
-  Semi-Detached Dwelling, R-MID
-  Rowhouse, R-MID
-  S-PRK
-  S-PUB



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## Environmental

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### Legend

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

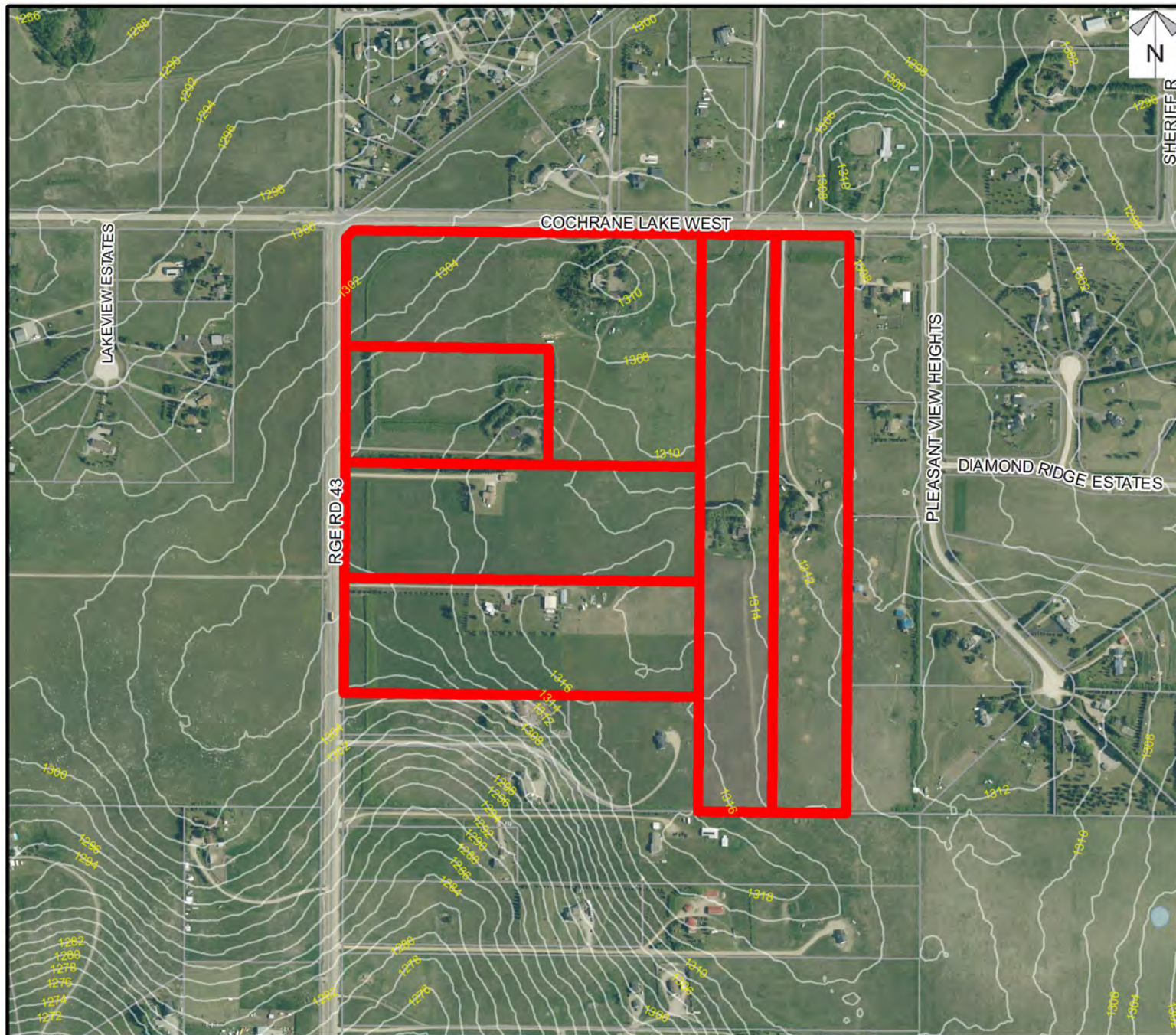
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## Soil Classifications

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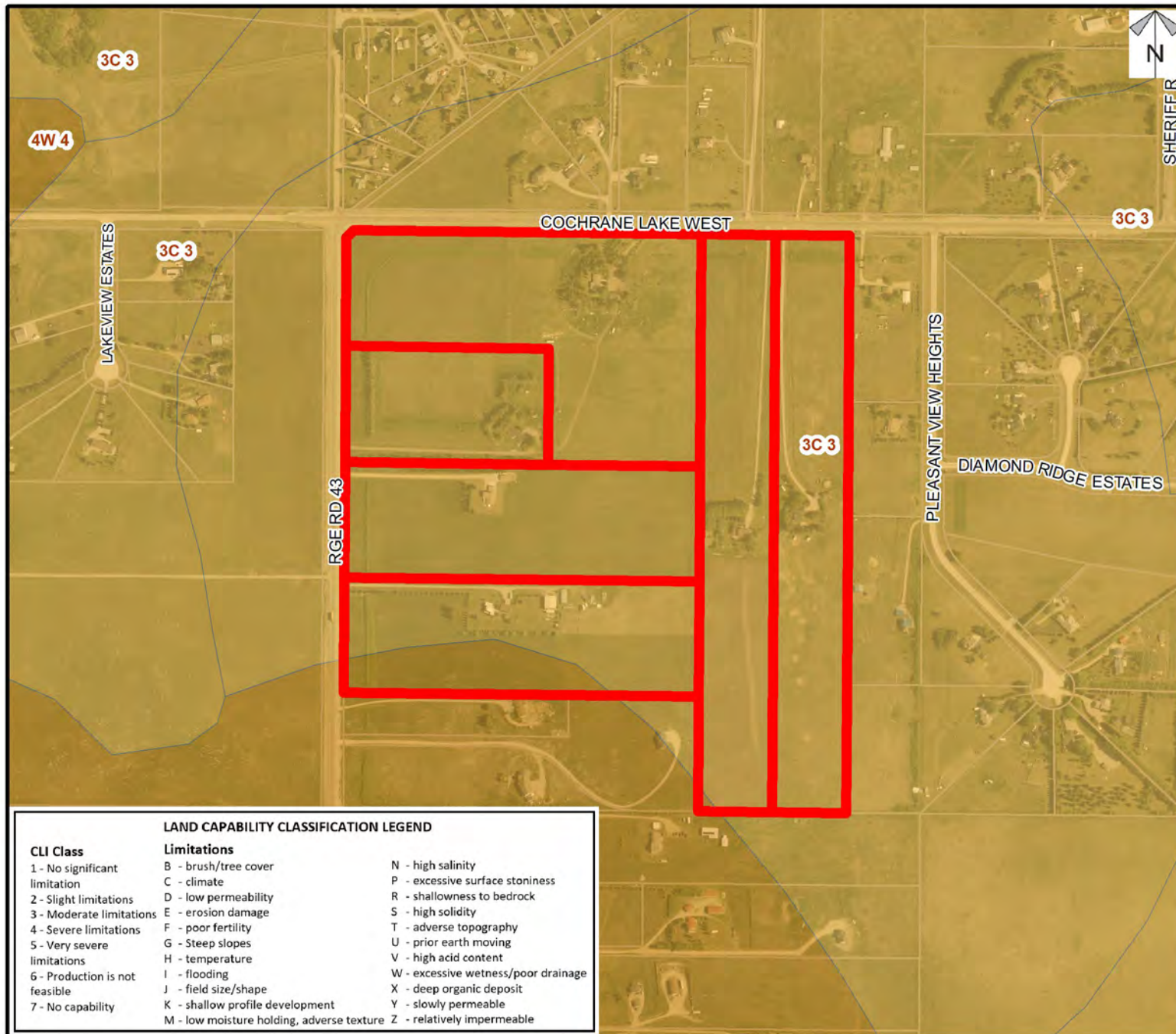
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### LAND CAPABILITY CLASSIFICATION LEGEND

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	



## Landowner Circulation Area

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### Legend

Support ■  
 Not Support ■  
 Not Support, multiple letters sent ■

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- Letters of Support -**
- Not within this Map, but within CNASP – 2
  - Outside CNASP – 3



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.