



## Location & Context

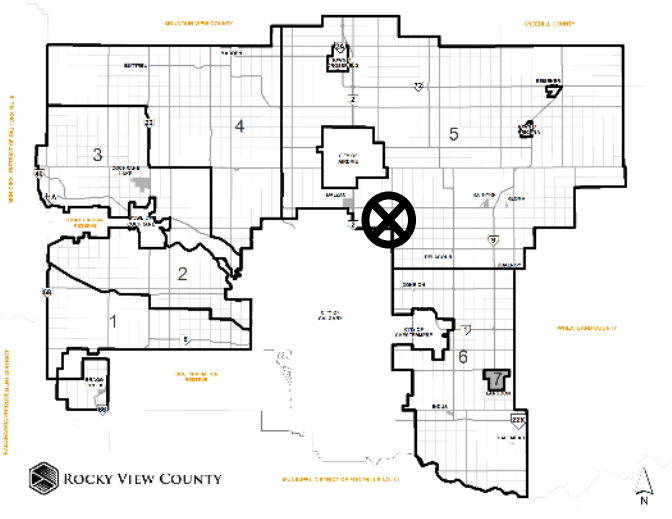
### Conceptual Scheme Amendment Proposal

PL20230109 - To amend the High Plains Industrial Park Conceptual Scheme to adopt the Stage 7 Outline Plan, which provides a framework to guide future development within SE-01-26-29-W04M.

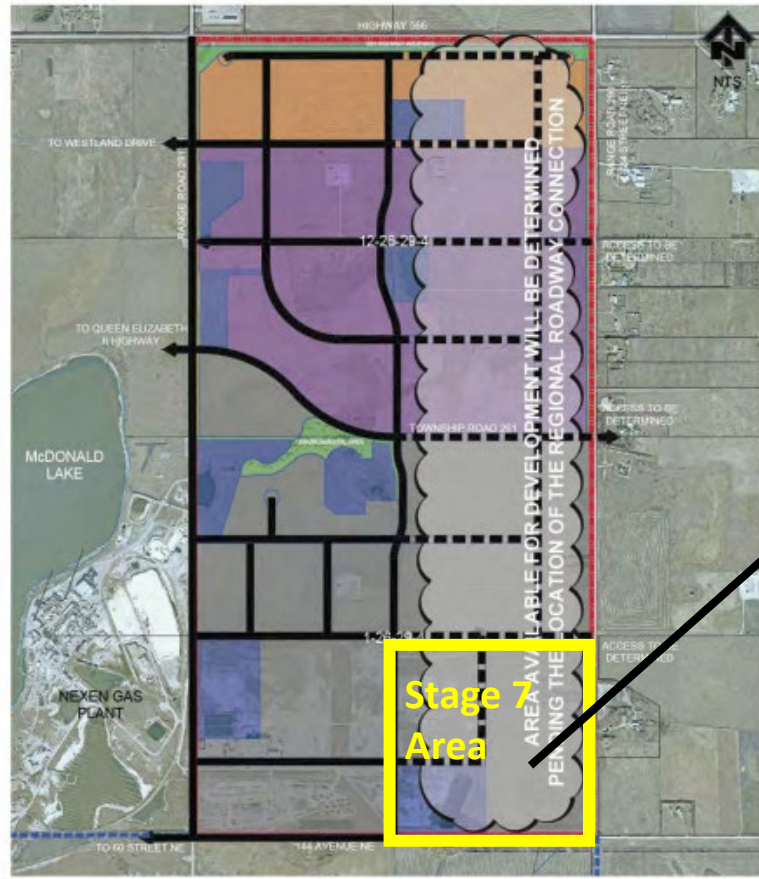
### Redesignation Proposal

PL20230110 - To redesignate the subject land from Special, Natural Resources District (S-NAT) to Industrial, Heavy District (I-HVY), Special, Public Service District (S-PUB), Special, Natural Open Space District (S-NOS), and Special, Parks and Recreation District (S-PRK), in order to facilitate the industrial development.

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## Existing High Plains Industrial Park Conceptual Scheme



**Legend**

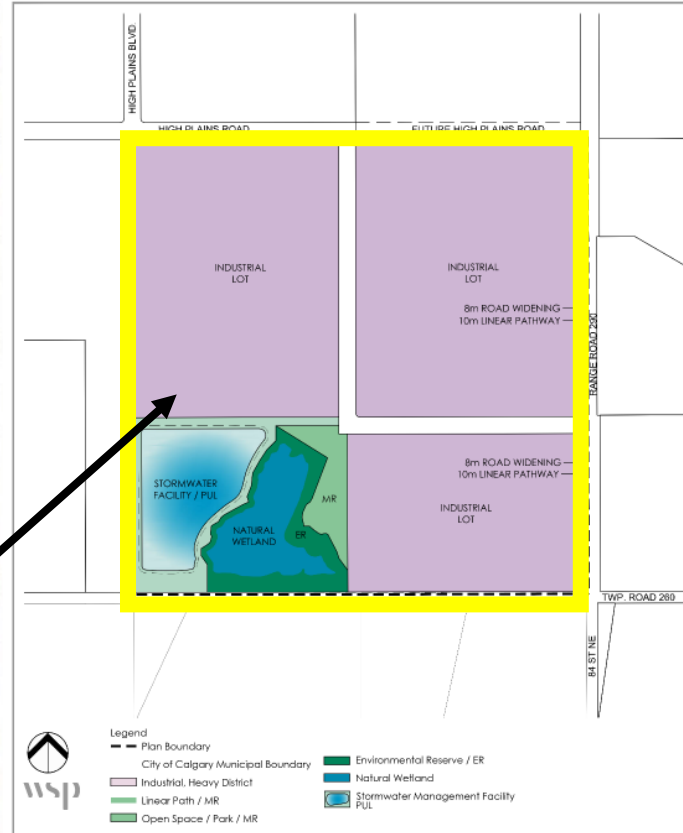
- Conceptual Scheme Area
- City of Calgary/ County Boundary
- Proposed Road Layout
- Potential Road Layout (subject to alignment of Hwy 566 / Stony Freeway Regional Road Connection)

- Highway 566 Transition Area
- Industrial Business Campus Area
- General Industrial Area

- Stormwater Retention Areas
- Linear Open Space Buffer (Including Regional Pathway)

**FIGURE 6**  
**DEVELOPMENT CONCEPT**

## Proposed Stage 7 Outline Plan to guide future development of 3 industrial lots



## Development Proposal

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## Development Proposal

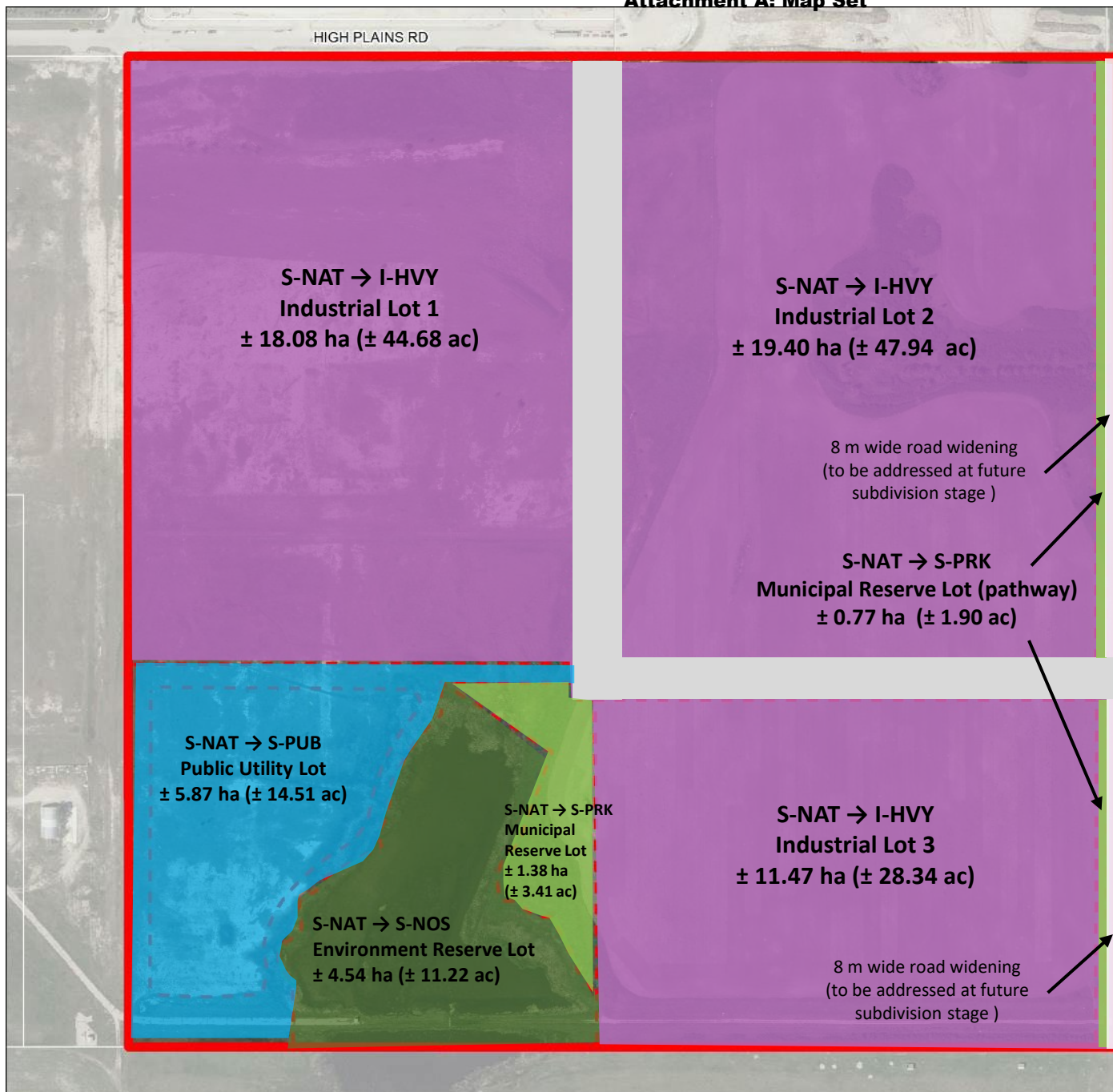
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## Environmental

### Conceptual Scheme Amendment Proposal

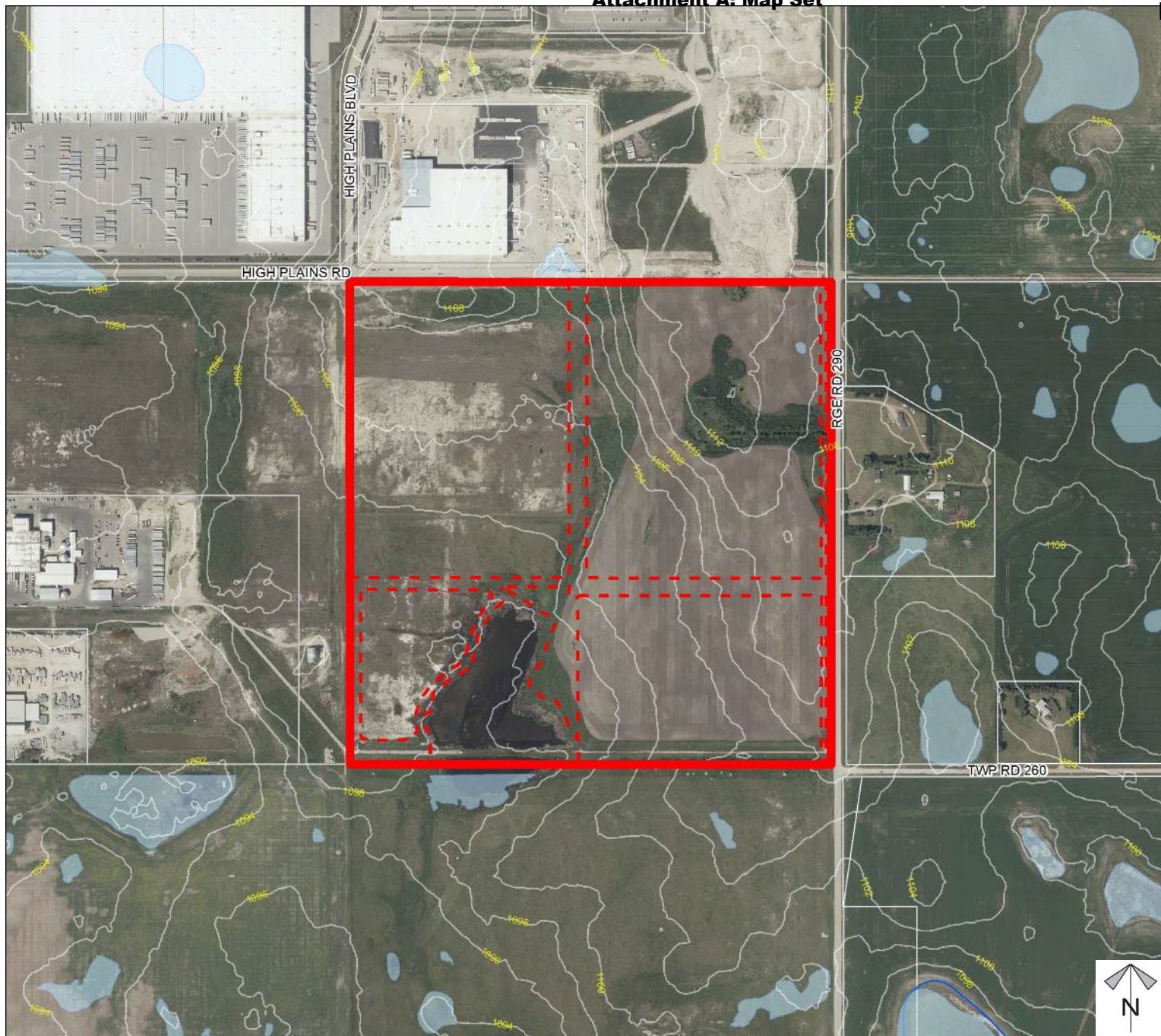
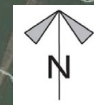
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-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water

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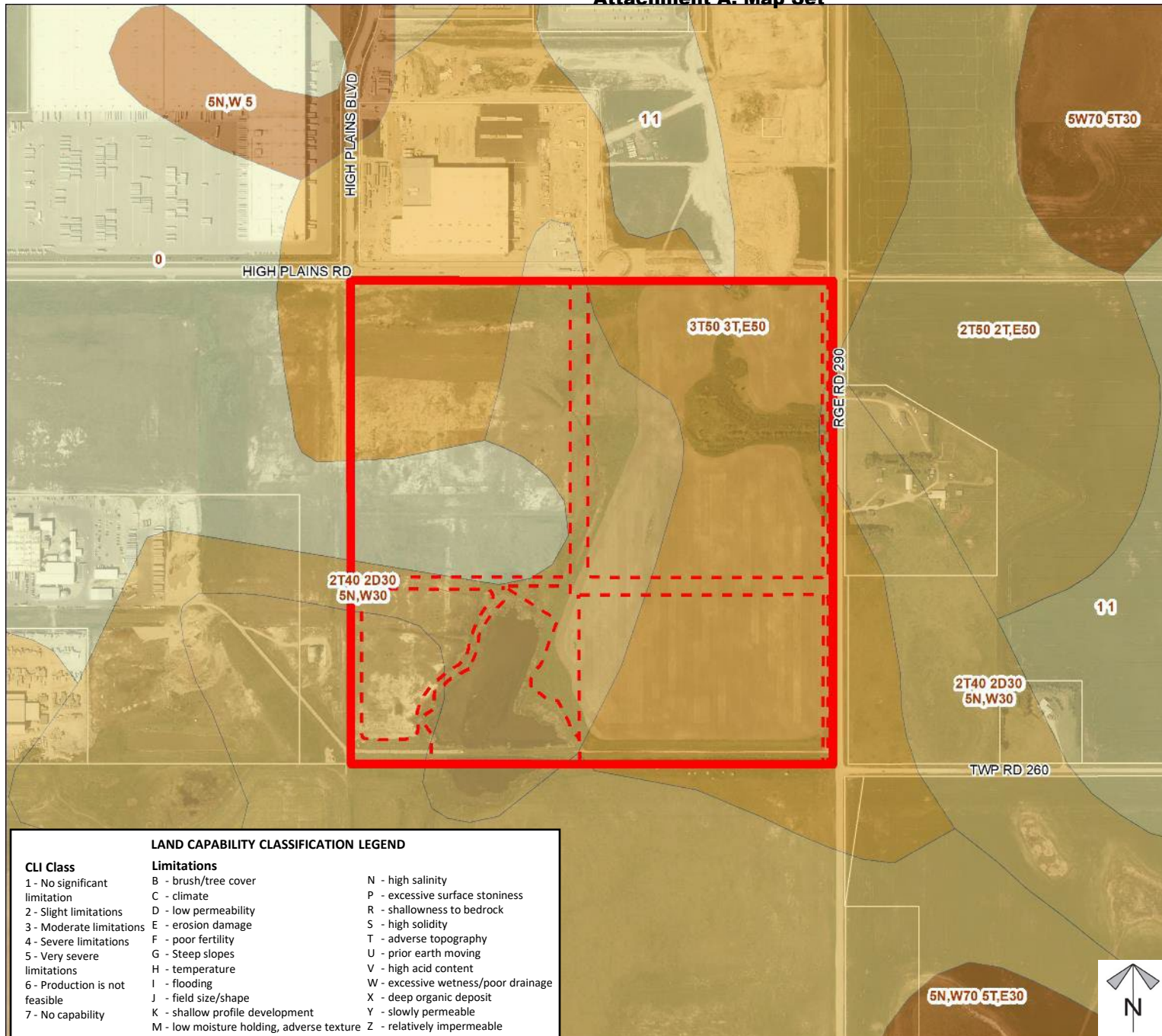
## Soil Classifications

### Conceptual Scheme Amendment 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

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### Legend

Support  
Not Support



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