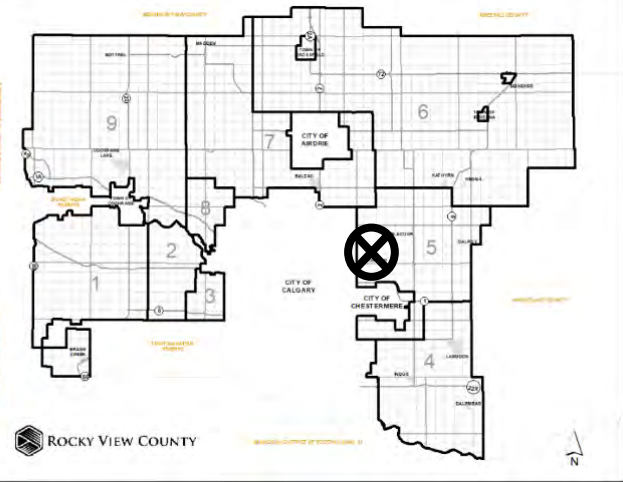


**Location
& Context**


Division: 5
 Roll: 05305001
 File: PL20200137
 Printed: October 15, 2020
 Legal: SE-05-25-28-W04M

FIGURE 7 | DEVELOPMENT CONCEPT

Land Use Statistics	± ha	± ac	%
R-SML Residential, Small Lot District	8.70	21.40	13.6%
C-REG Commercial, Regional District	6.50	16.05	45.4%
C-LUD Commercial, Local Urban District	3.05	7.54	4.8%
C-MIX Mixed Commercial District	2.29	5.66	3.6%
I-LIT Industrial, Light District	21.58	53.32	38.6%
S-PUB Stormwater Management Area (PUL)	7.21	17.82	11.2%
DC Permanent Irrigation Area	1.42	3.50	2.3%
S-PRK Special, Parks & Recreation District	1.36	3.37	2.1%
Road ROW	14.32	35.39	72.4%
Total	64.13	158.48	138.8%



Conceptual Scheme Proposal:

To adopt the Conrich Crossing Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within SE-05-25-28-W4M in order to accommodate a residential, commercial, and industrial development.

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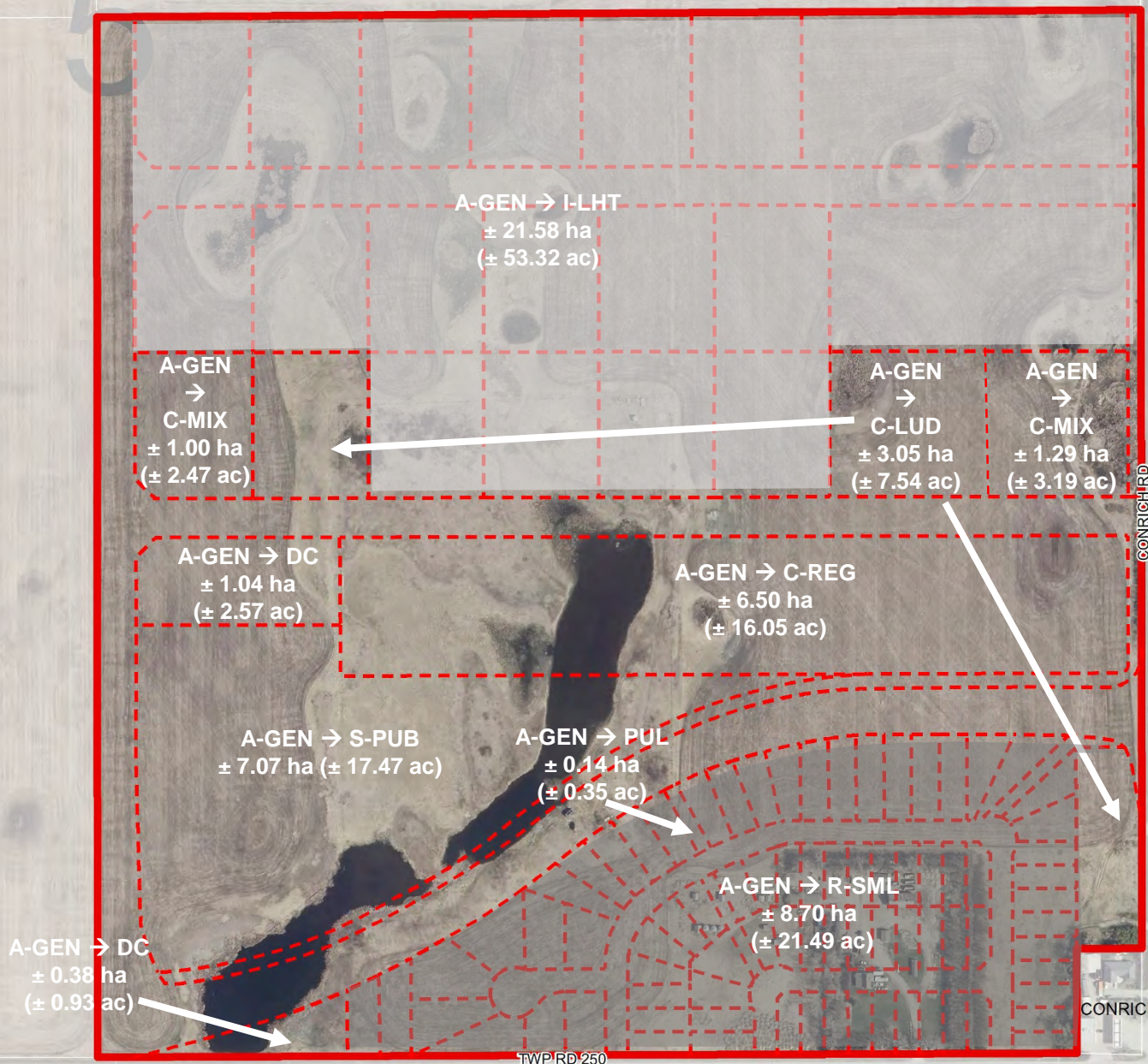
Development Proposal

To redesignate the subject lands from Agricultural, General District to:

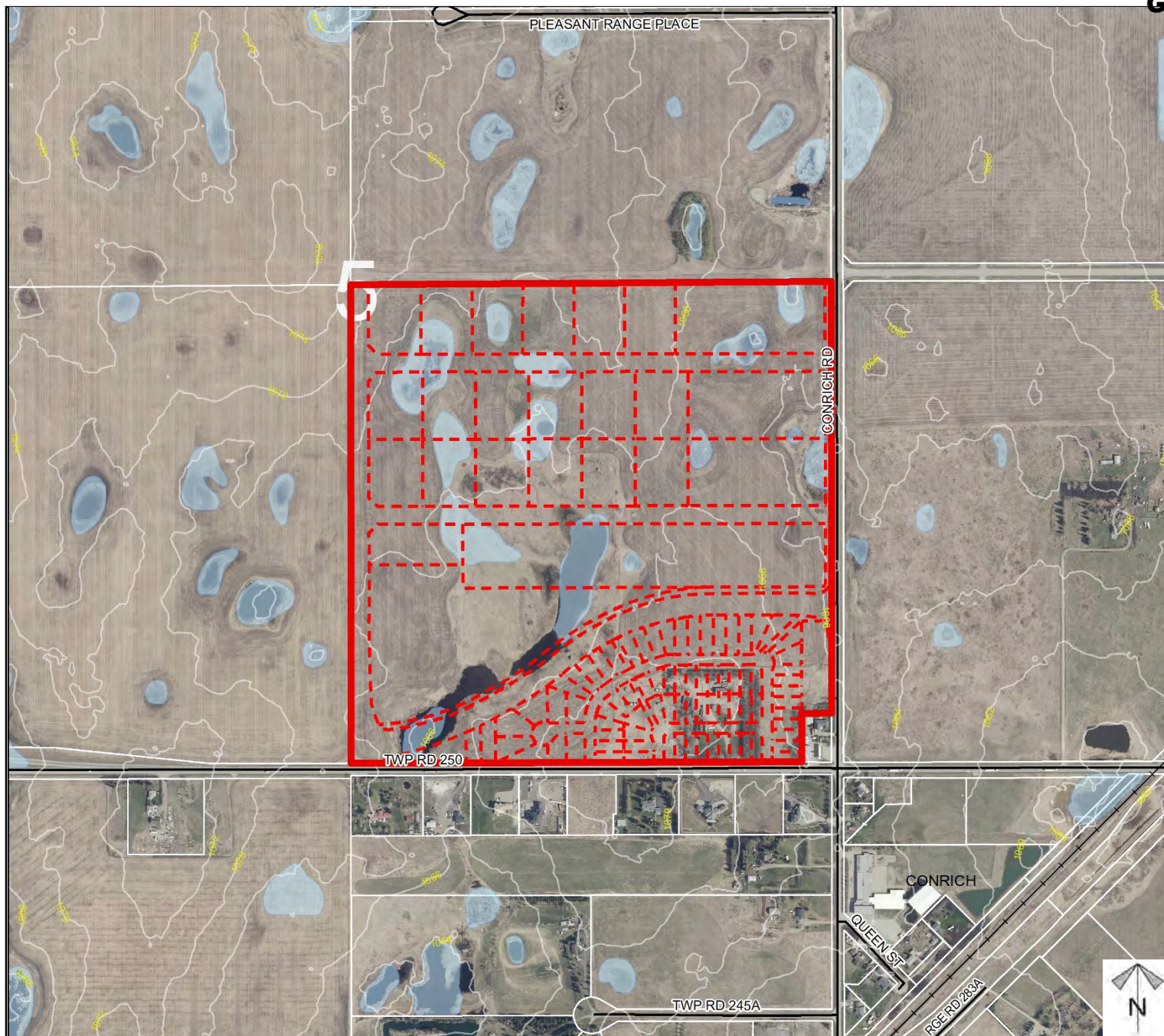
- Direct Control District – Permanent Irrigation Area (DC)
- Commercial, Local Urban District (C-LUD)
- Commercial, Regional District (C-REG)
- Industrial, Light District (I –LHT)
- Mixed Commercial District (C-MIX)
- Residential, Small Lot District (R-SML)
- Special, Parks & Recreation District (S-PRK)
- Stormwater Management Area (PUL)

To accommodate a residential, commercial, and industrial development.

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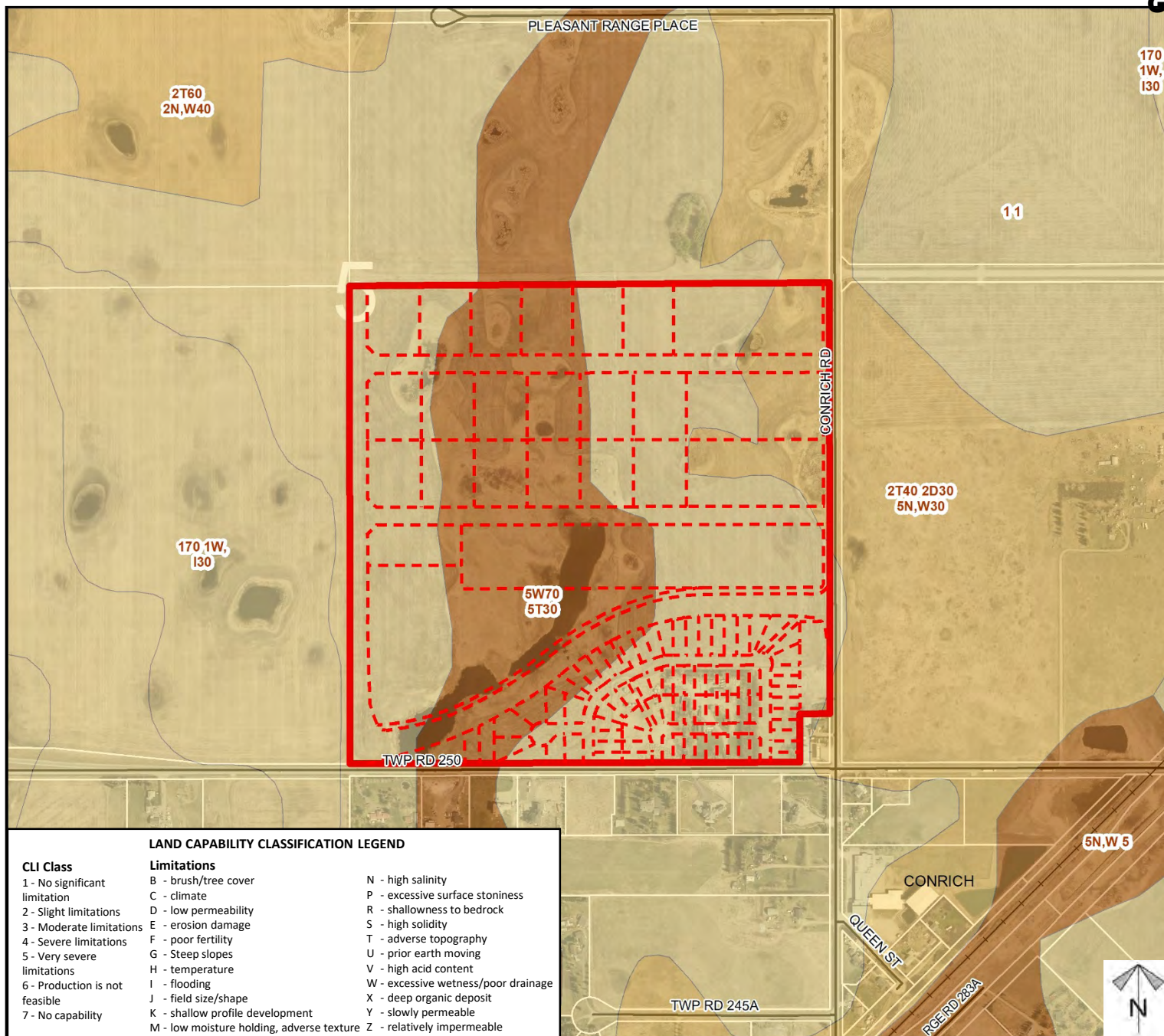
Environmental



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

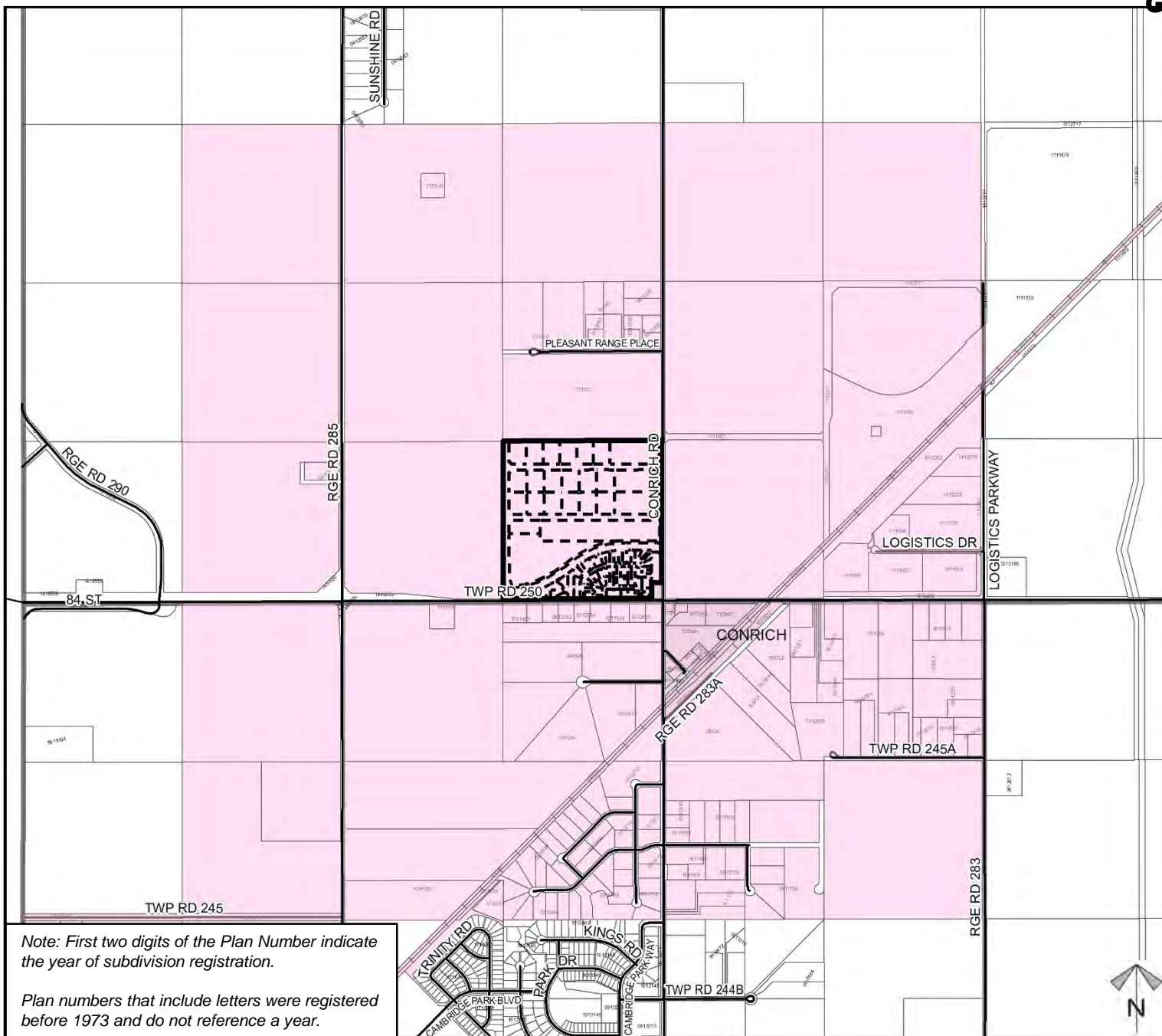
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Soil Classifications



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Landowner Circulation Area



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.

Legend

Support



Opposition



Division: 5
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