

LOCATION PLAN

SW-15-23-28-W04M  
Block:1 Plan:9812200

Date: June 9, 2020

Division # 4

File: 03315002



**Redesignation Proposal:** To redesignate the subject lands from Agricultural, General District to Industrial, Heavy District, for the development of a hauling and landscaping business.

± 8.08 ha  
(± 19.97 ac)  
A-GEN → I-HVY

## DEVELOPMENT PROPOSAL

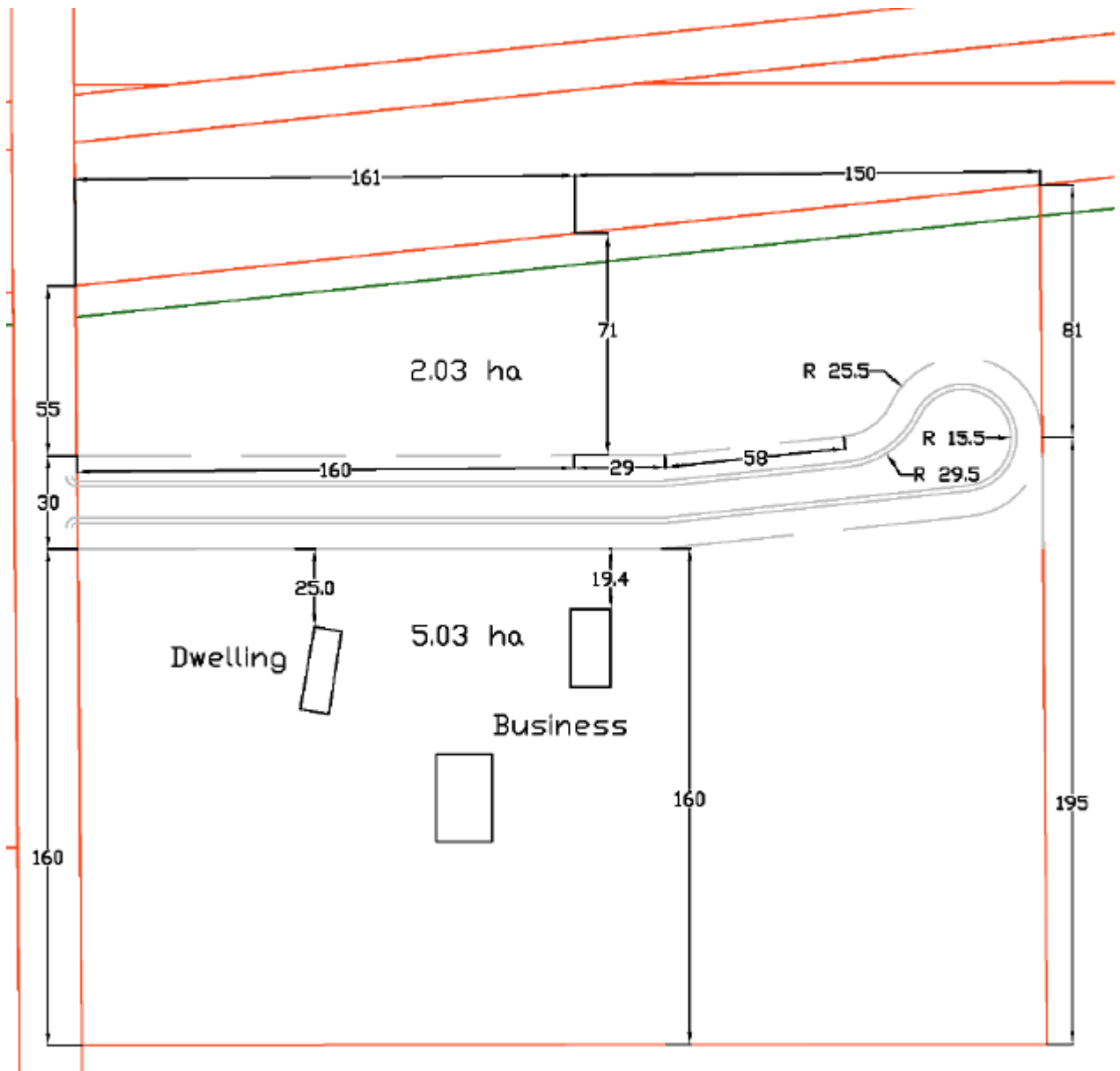
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**Master Site Development Plan Proposal:** To adopt the Troy Clay Inc. Master Development Plan, for the development of a hauling and landscaping business. **Page 3 of 9**



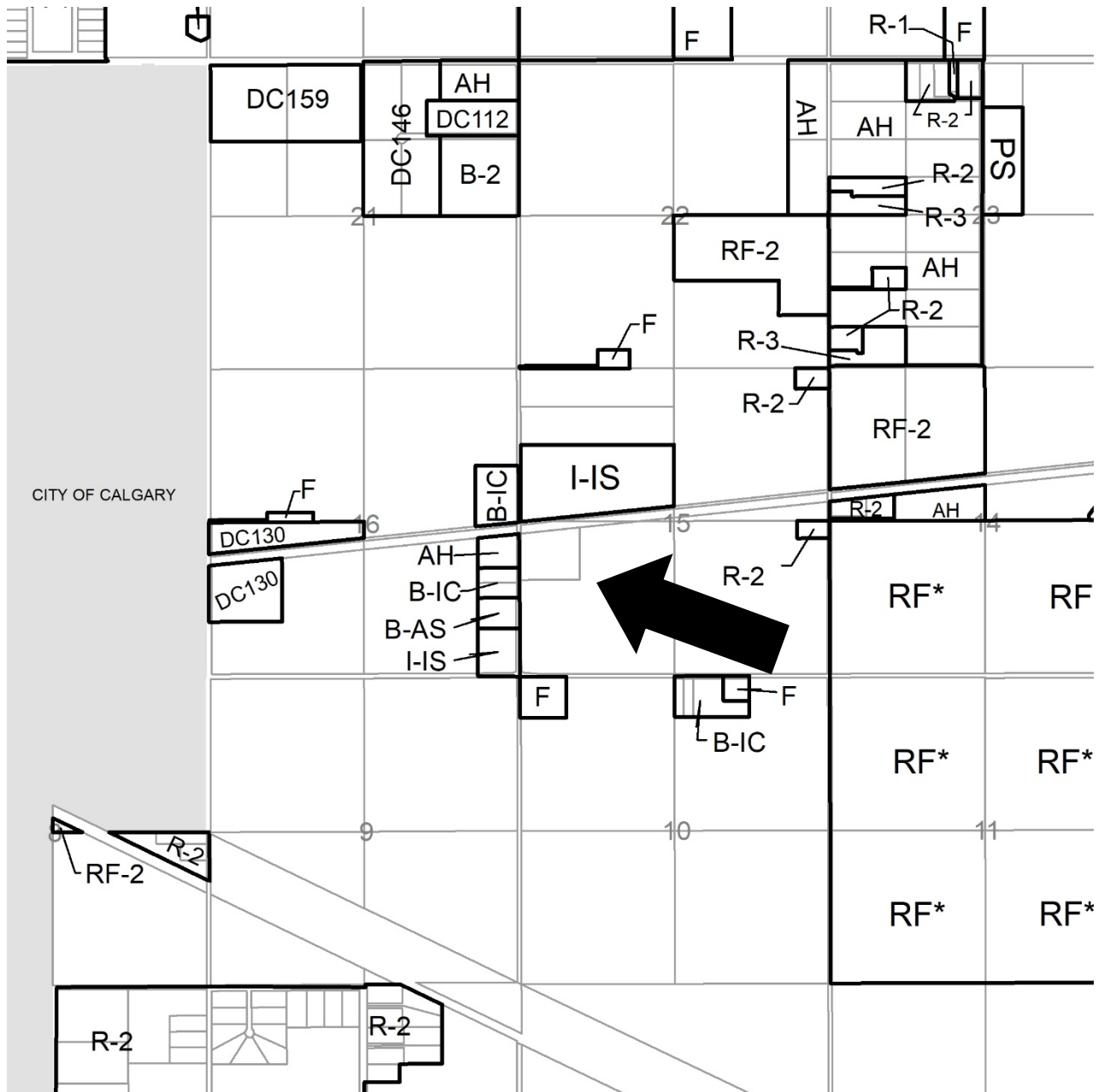
## DEVELOPMENT CONCEPT

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Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NR1 Natural Resource Industrial
R-3 Residential Three	HR-1 Hamlet Residential Single Family
DC Direct Control	HR-2 Hamlet Residential (2)
PS Public Service	HC Hamlet Commercial
	AP Airport

# LAND USE MAP

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Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**

*Contour Interval 2 M*

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RGE RD 283



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

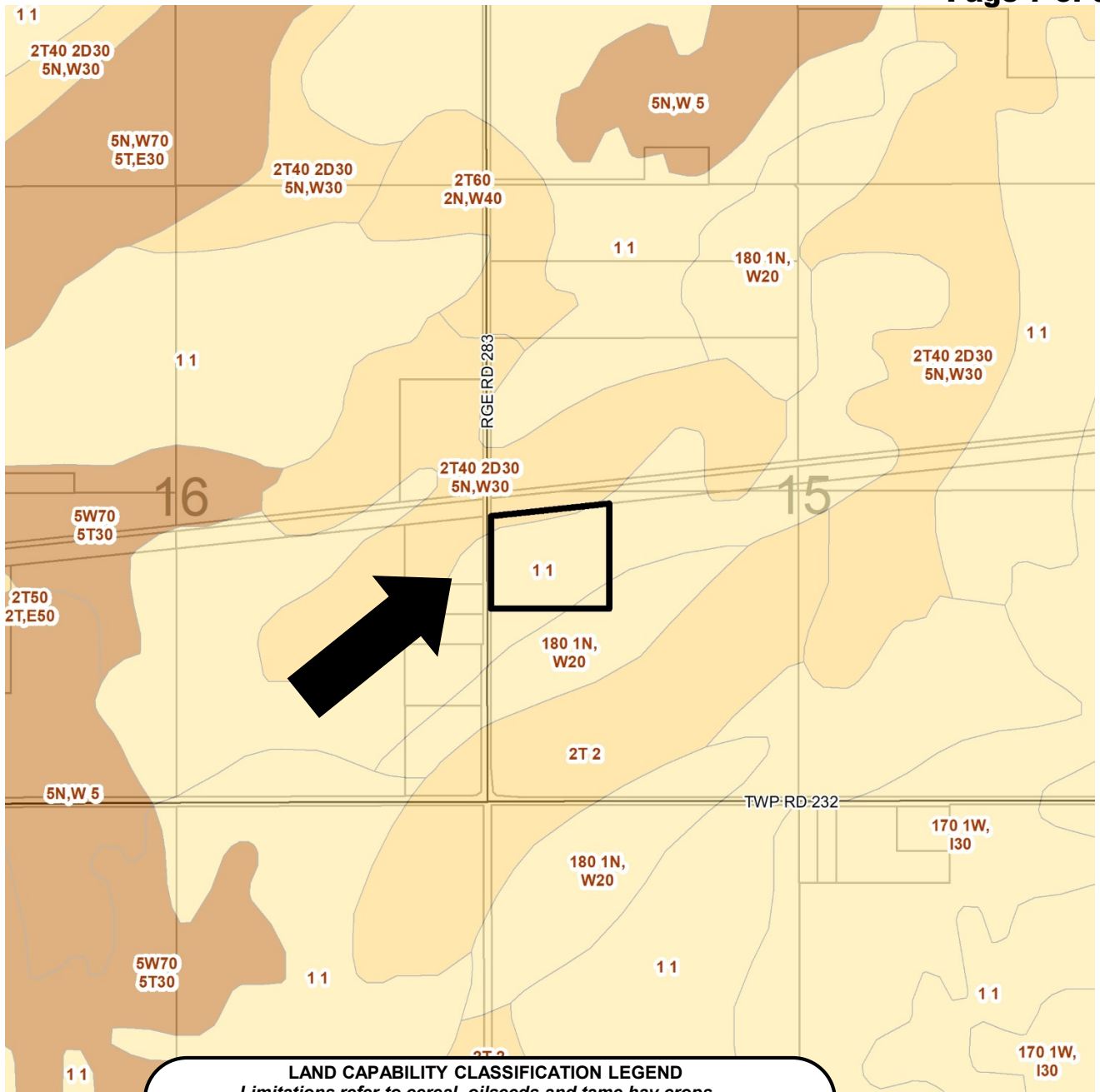
**AIR PHOTO***Spring 2018*

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**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

**CLI Class**

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

**Limitations**

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

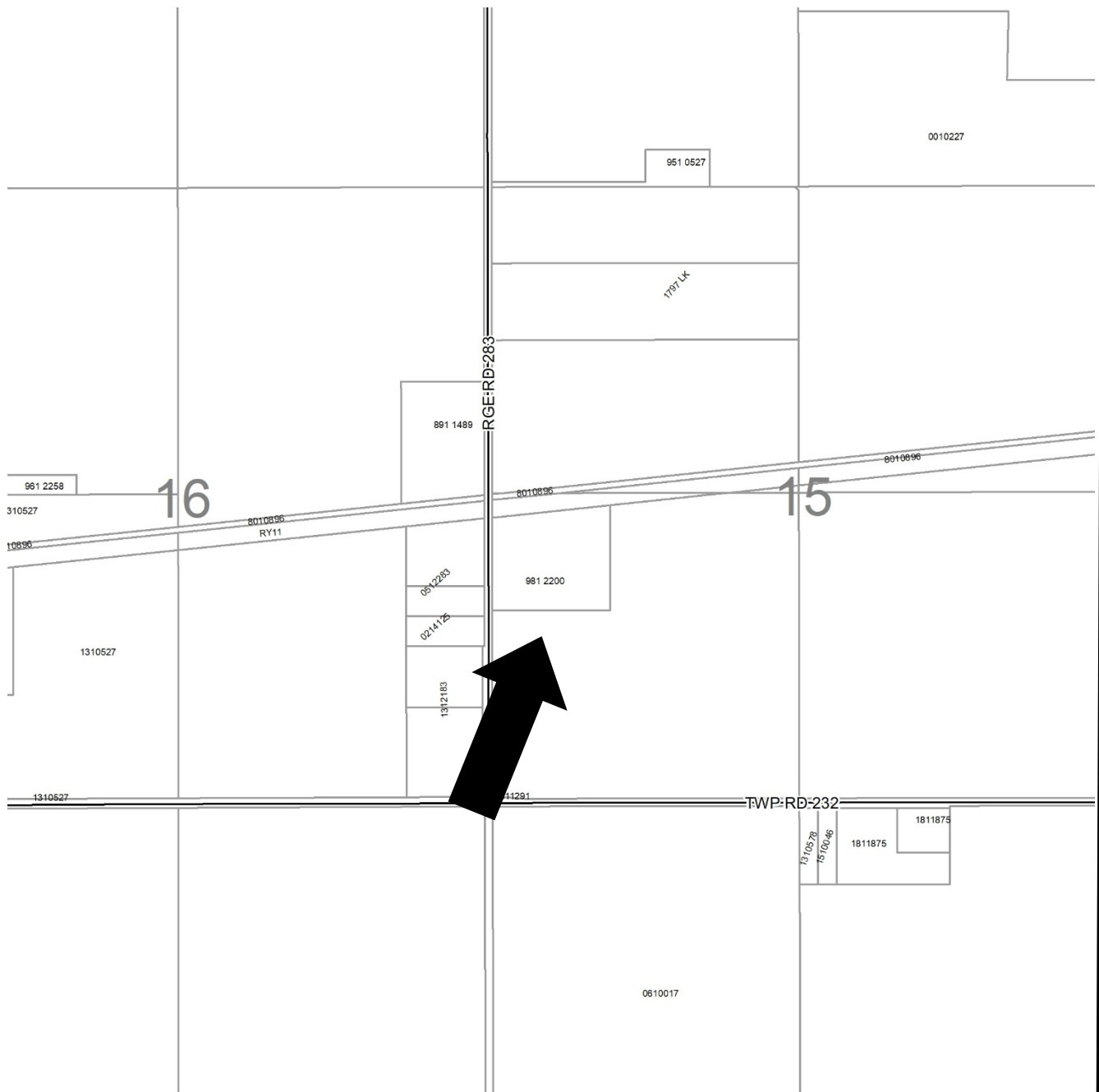
**SOIL MAP**

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**Legend – Plan numbers**

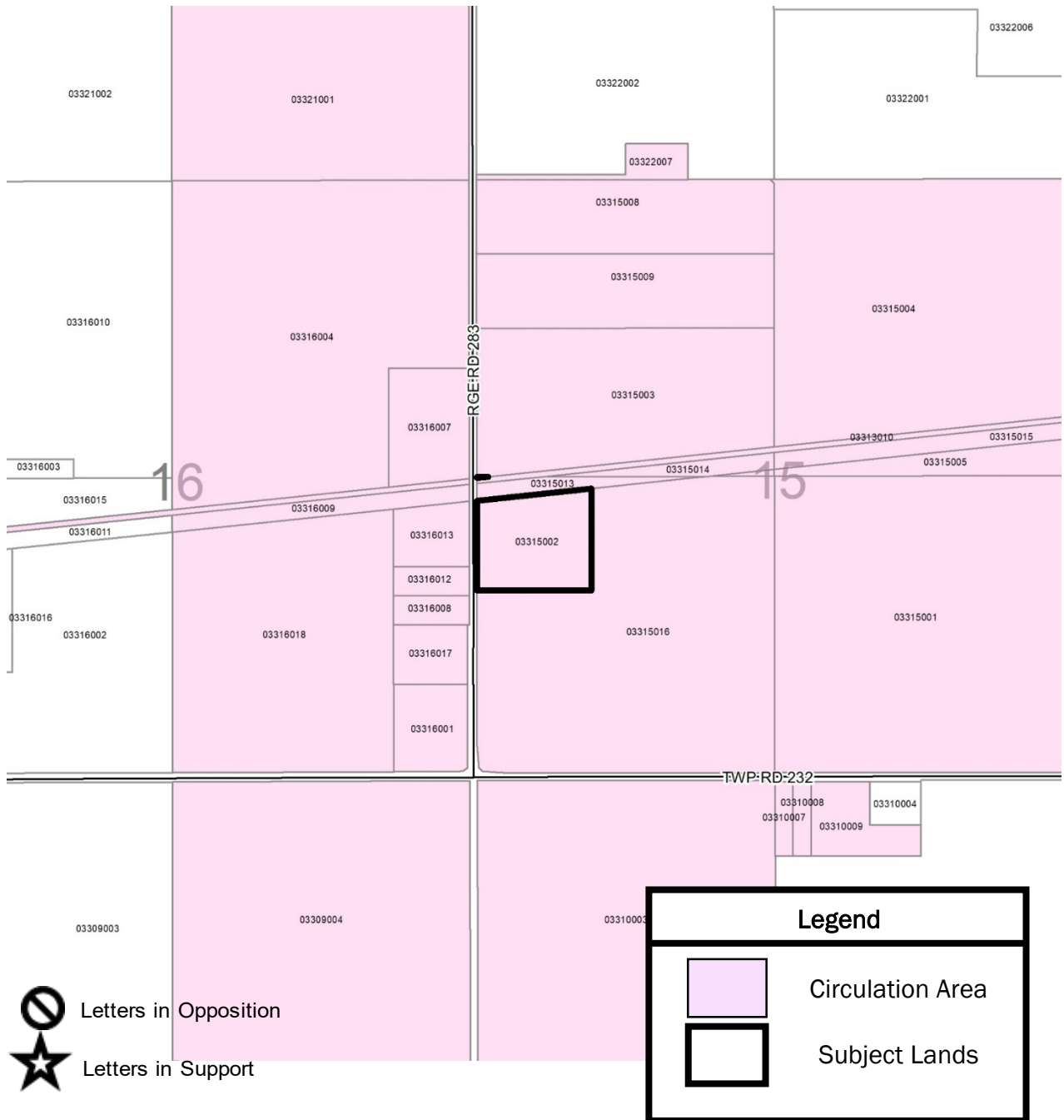
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

## HISTORIC SUBDIVISION MAP

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## LANDOWNER CIRCULATION AREA

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