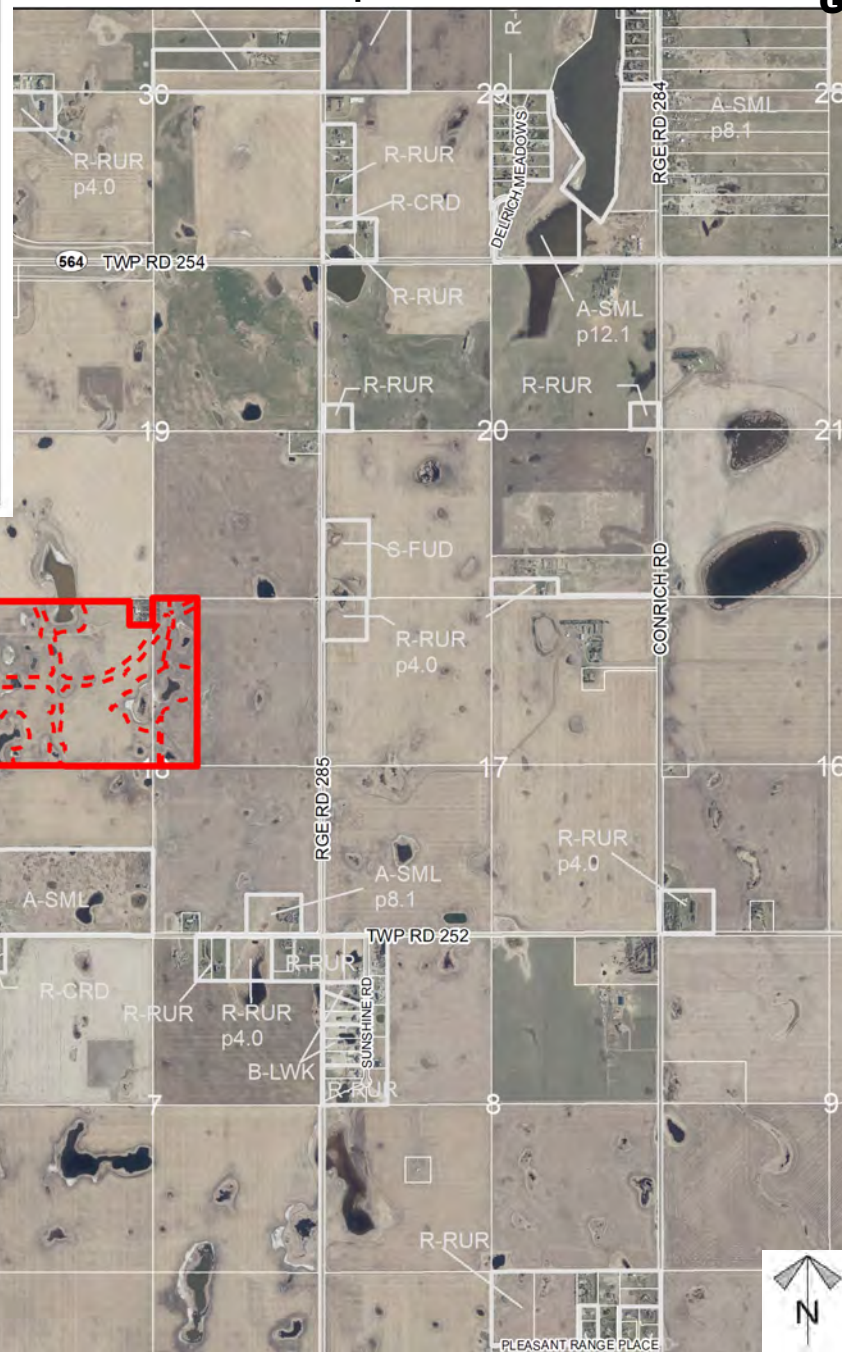
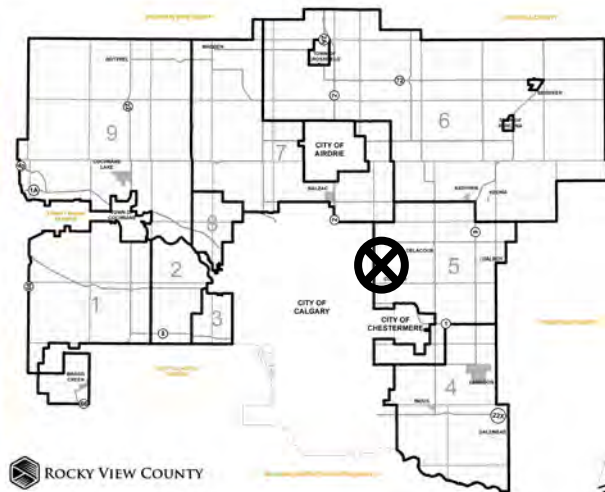


Location
& Context

Division: 5

Roll: 05318003/004

File: PL20190202

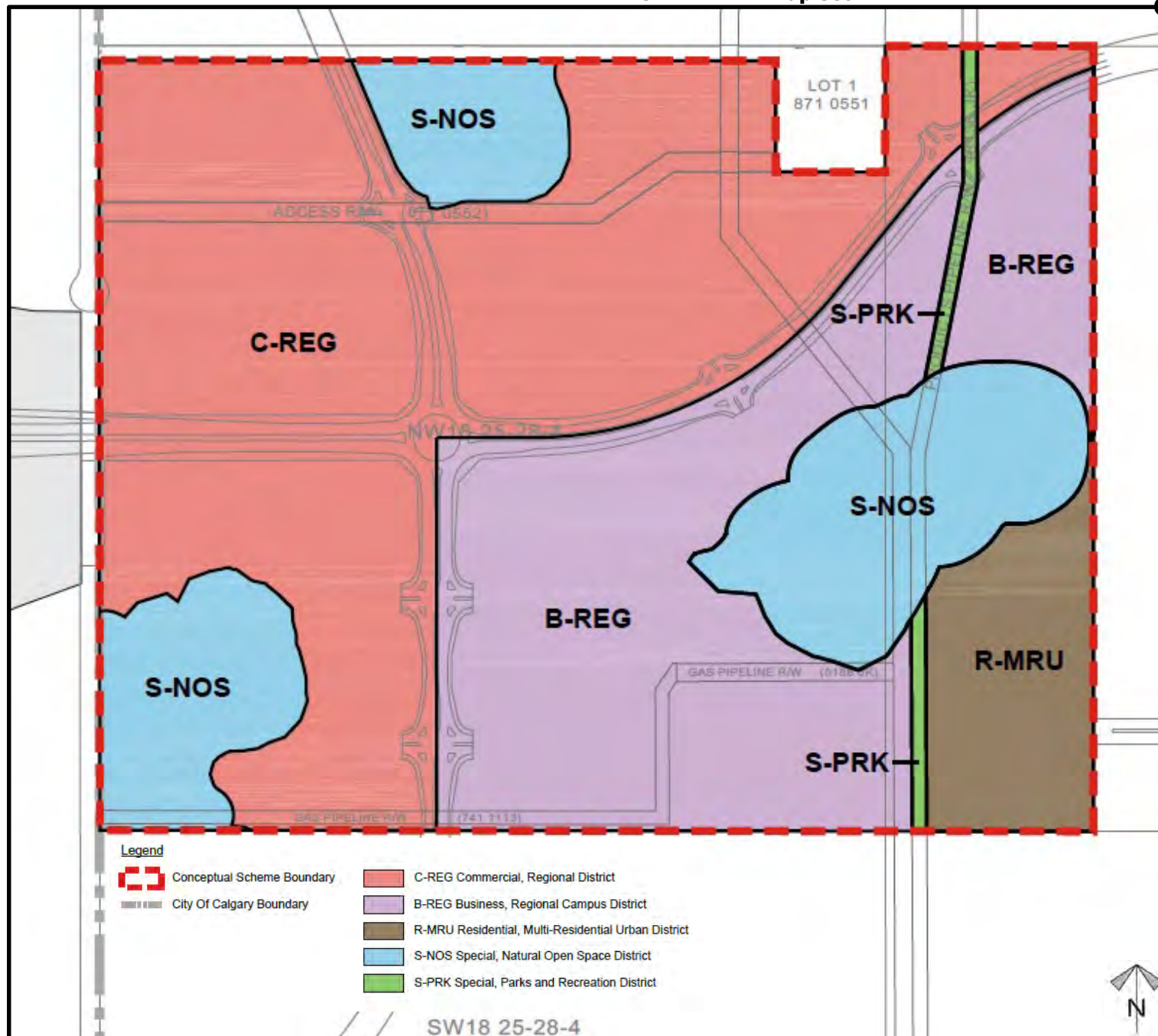
Printed: July 29, 2021

Legal: NW/NE-18-25-28-W04M



Conceptual Scheme Proposal:

To adopt the OMNI Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the NW/NE-18-25-28-W04M.



Division: 5

Roll: 05318003/004

File: PL20190202

Printed: July 29, 2021

Legal: NW/NE-18-25-28-W04M



Development Proposal

To redesignate the subject lands from Agricultural, General District (A-GEN) to:

Commercial, Regional District (C-REG);

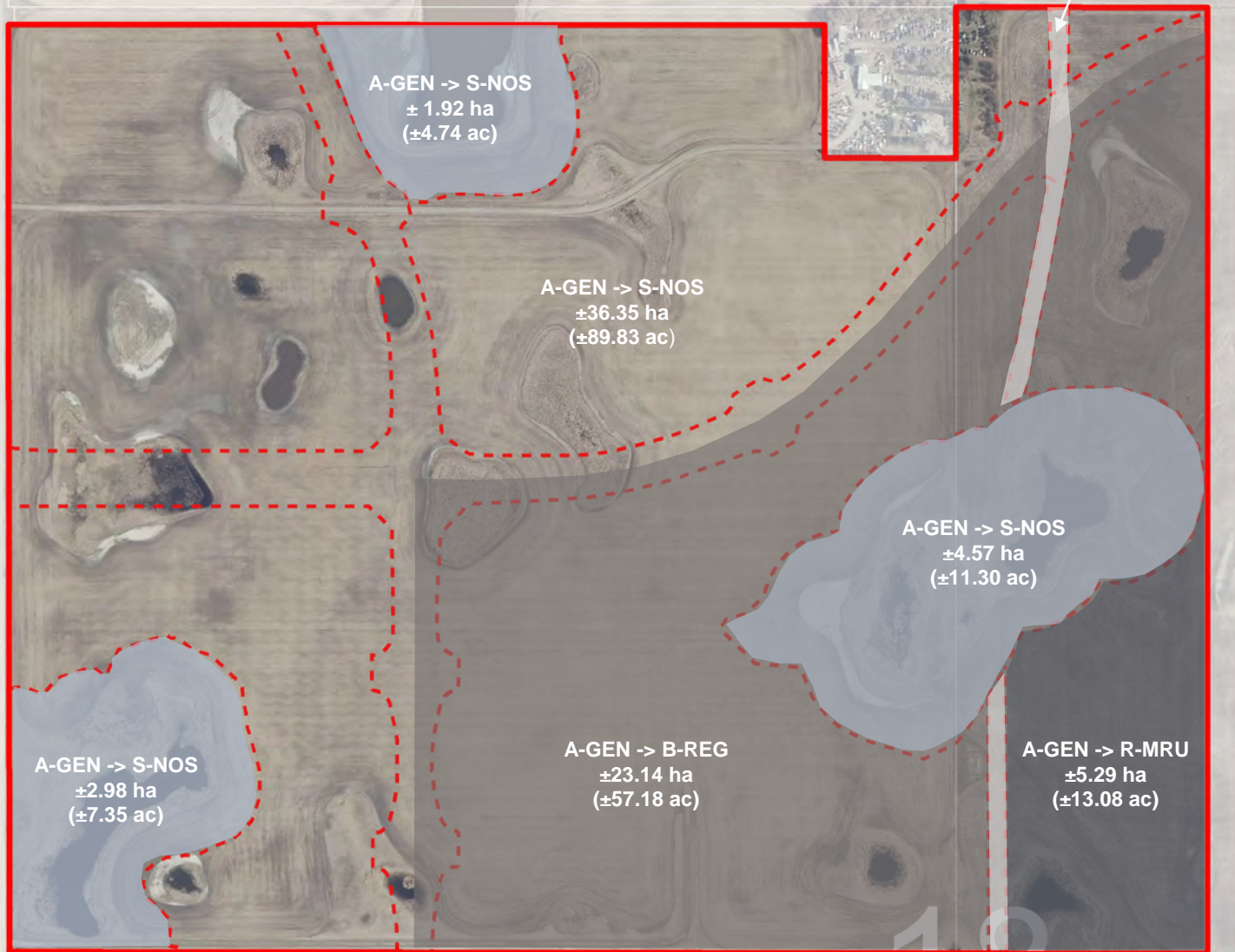
Business, Regional Campus District (B-REG);

Special, Future Urban Development District (S-NOS);

Residential, Multi-Residential Urban District (R-MRU); and

Special, Parks & Recreation District (S-PRK)

To accommodate a residential, commercial, and industrial development.



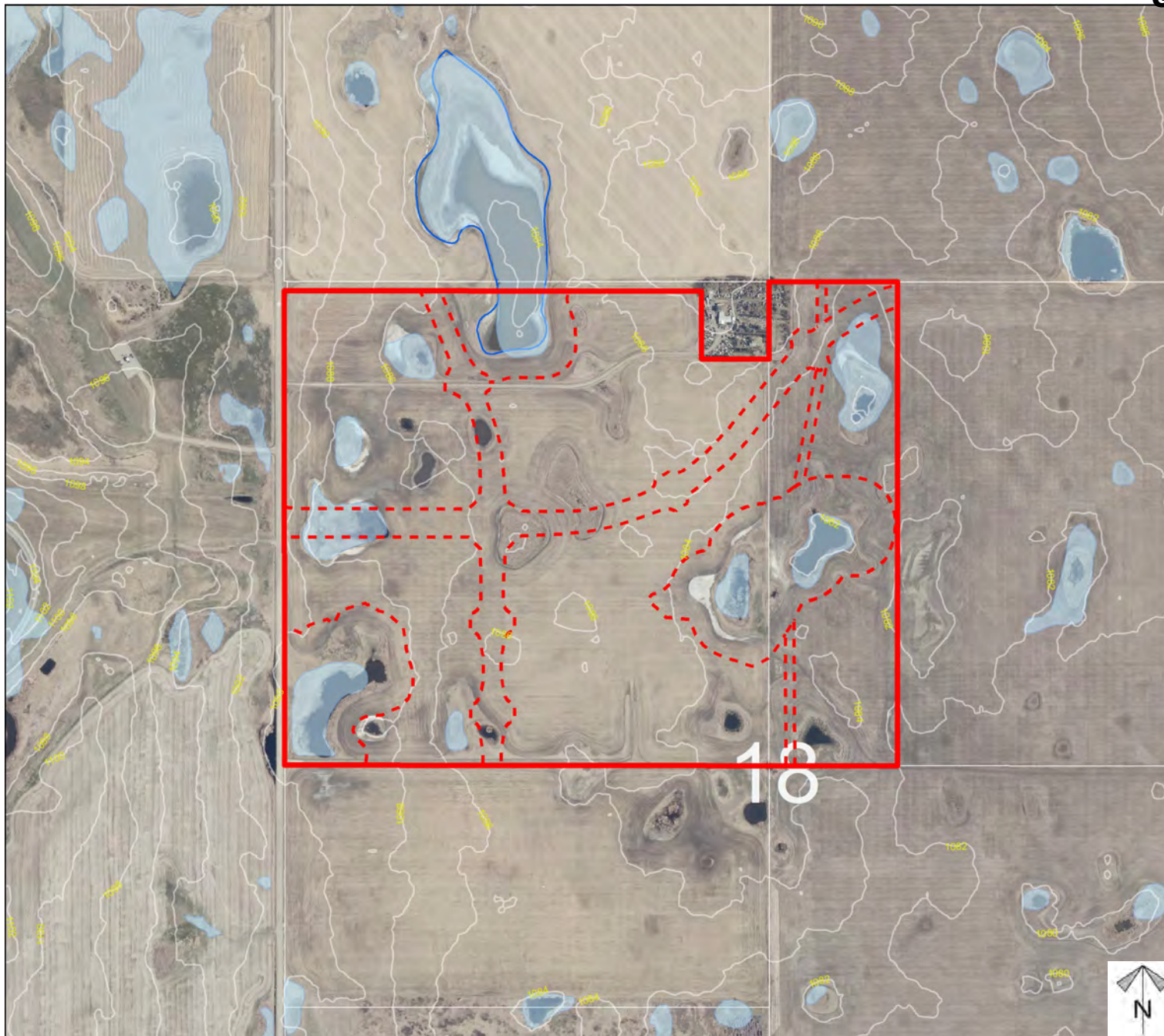
Division: 5

Roll: 05318003/004

File: PL20190202

Printed: July 29, 2021

Legal: NW/NE-18-25-28-WO4M

Environmental

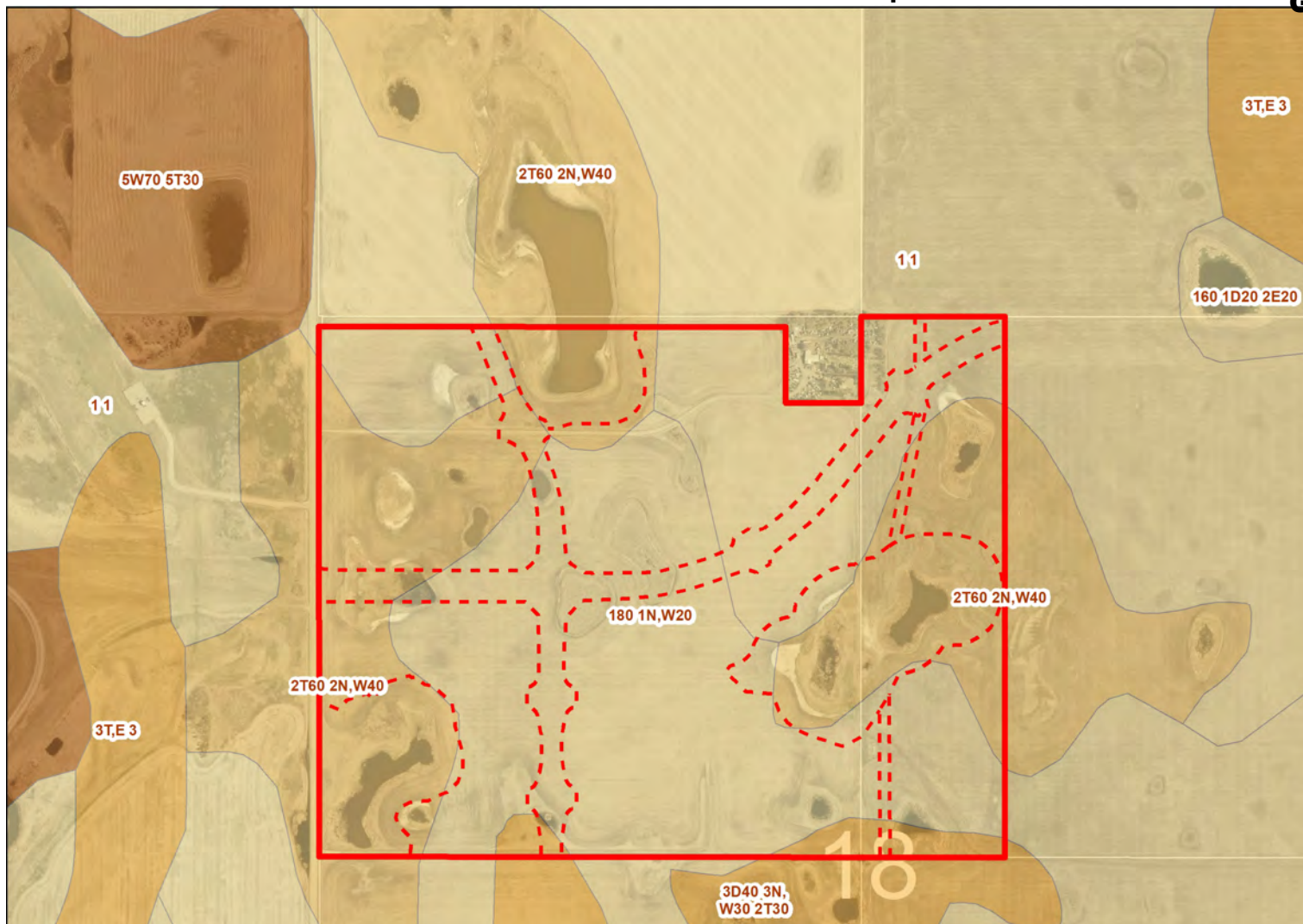
-  Subject Lands
-  Contour - 2 meters
-  Riparian Setbacks
-  Alberta Wetland Inventory
-  Surface Water



Division: 5
Roll: 05318003/004
File: PL20190202
Printed: July 29, 2021
Legal: NW/NE-18-25-28-W04M



Soil Classifications



LAND CAPABILITY CLASSIFICATION LEGEND

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 solidity
- 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



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Landowner Circulation Area

Legend

Support



Not Support



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.

Division: 5

Roll: 05318003/004

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