

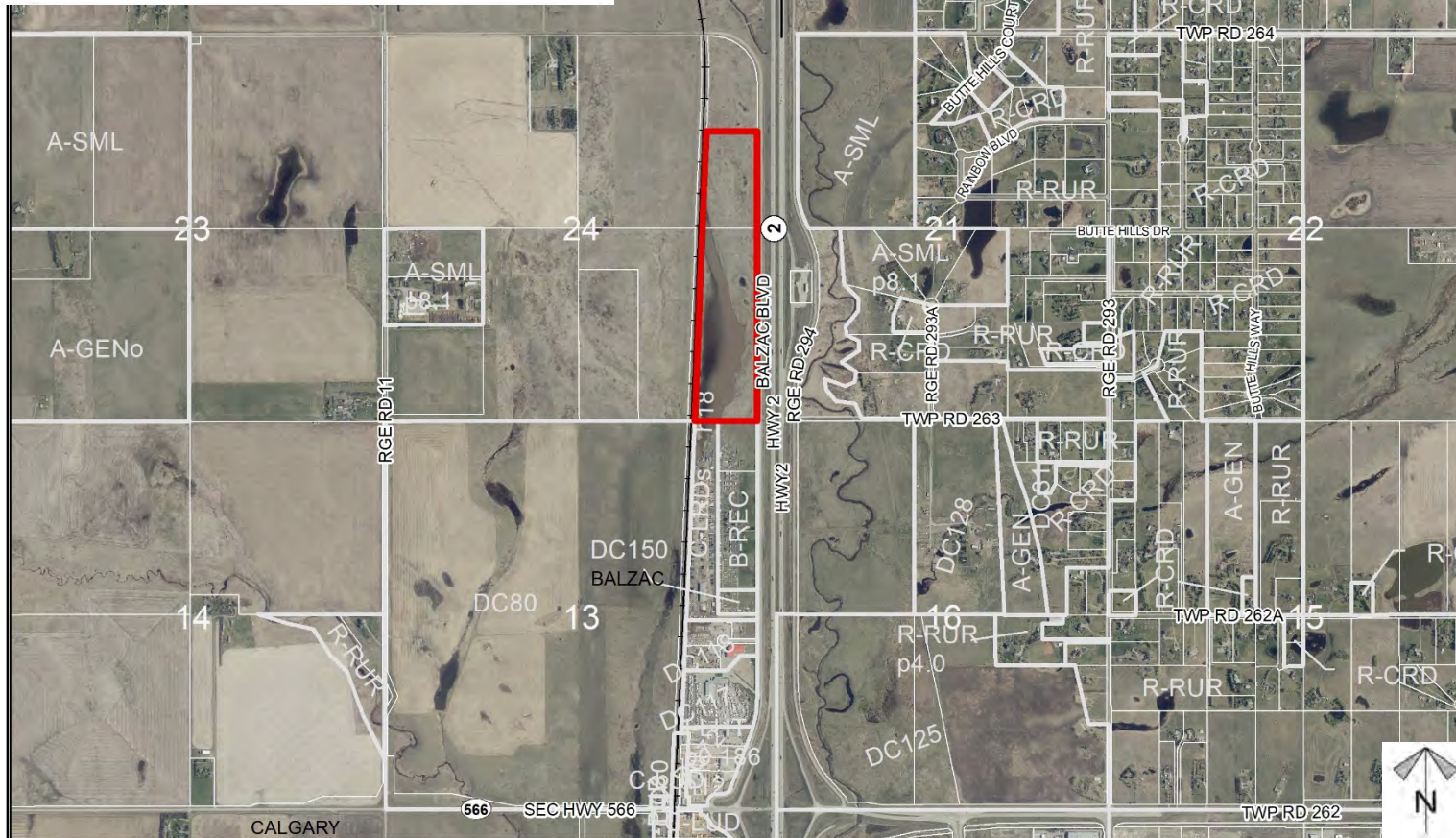
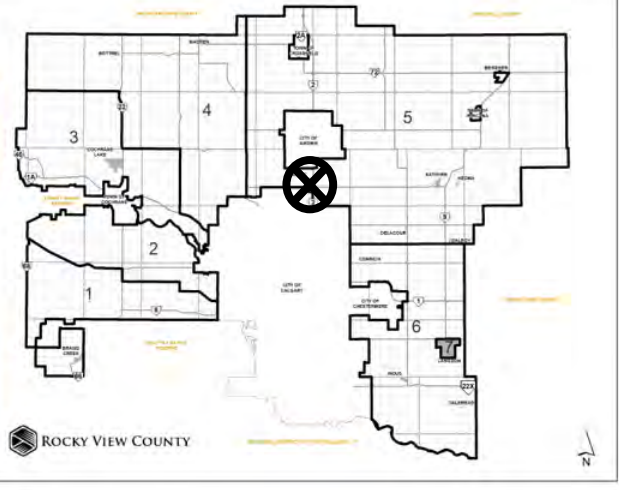


Location & Context

Redesignation Proposal

To redesignate ± 28.30 ha (± 69.93 ac) of two parcels totaling ± 57.95 ha (± 143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

Division: 5
Roll: 06524001/010
File: PL20200154
Printed: November 20, 2020
Legal: NE/SE-24-26-01-W05M





Development Proposal

Redesignation Proposal

To redesignate ± 28.30 ha (± 69.93 ac) of two parcels totaling ± 57.95 ha (± 143.19 ac) from Agricultural, General District (A-GEN) to Commercial, Local Rural District (C-LRD) to accommodate future commercial development.

24

± 28.30 ha
(± 69.93 ac)
A-GEN \rightarrow C-LRD

BALZAC BLVD

HWY 2

HWY 2
②

RGE RD 294

TWP RD 263

BALZAC



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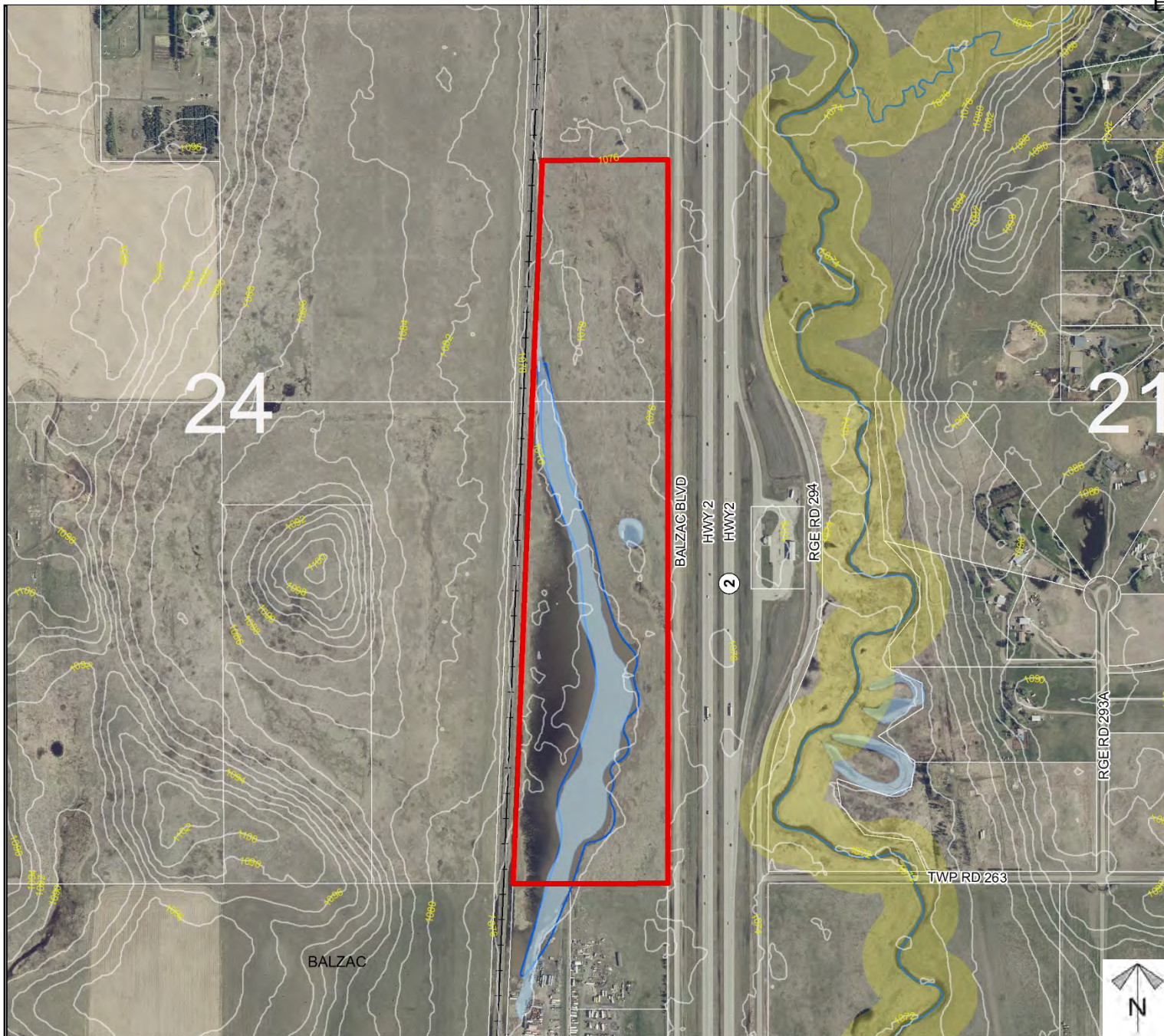
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Environmental

Redesignation Proposal

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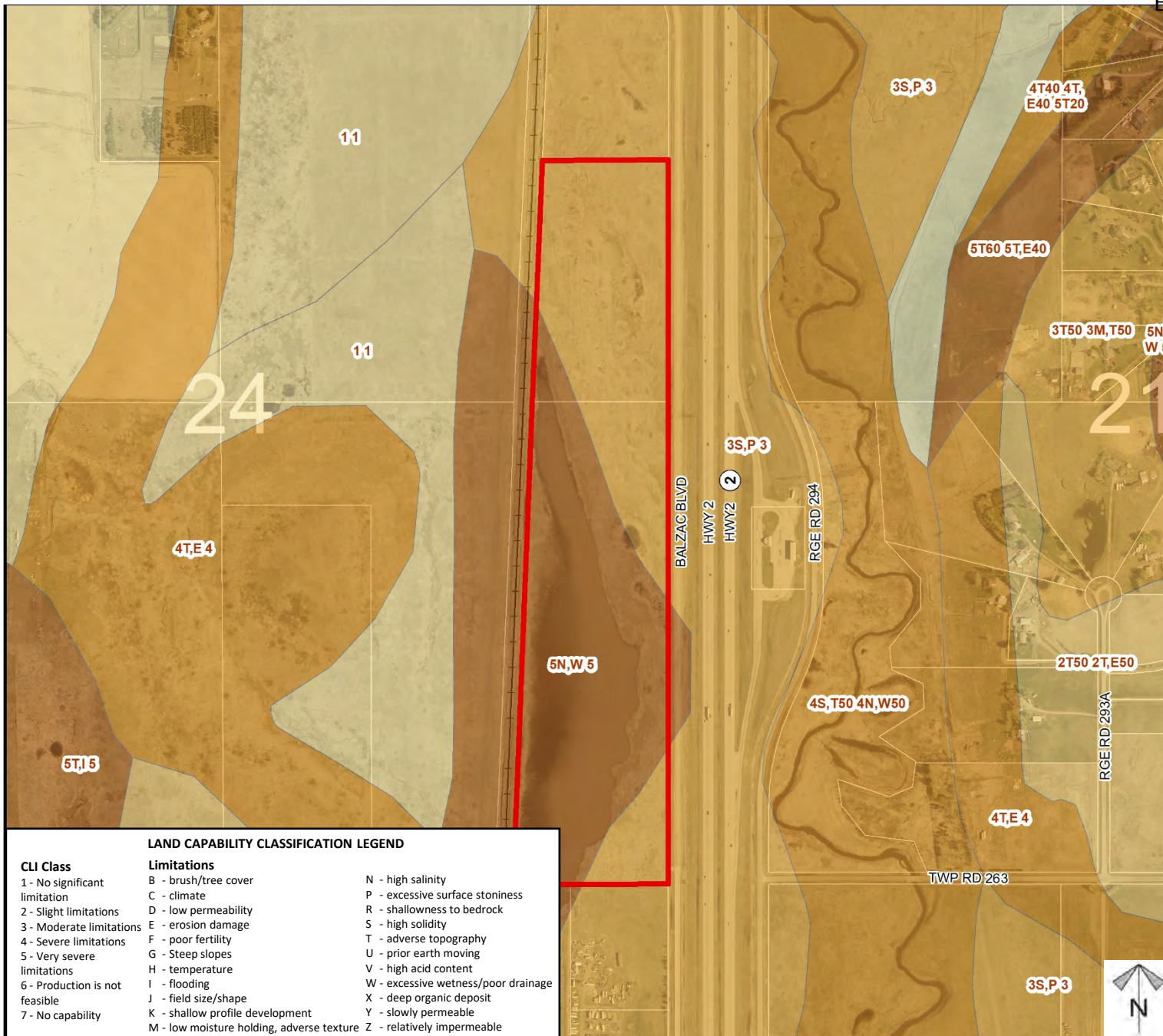
- Subject Lands
- Contour - 2 meters
- Riparian Setbacks
- Alberta Wetland Inventory
- Surface Water

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Soil Classifications

Redesignation Proposal

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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

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Legend

Support



Opposition



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