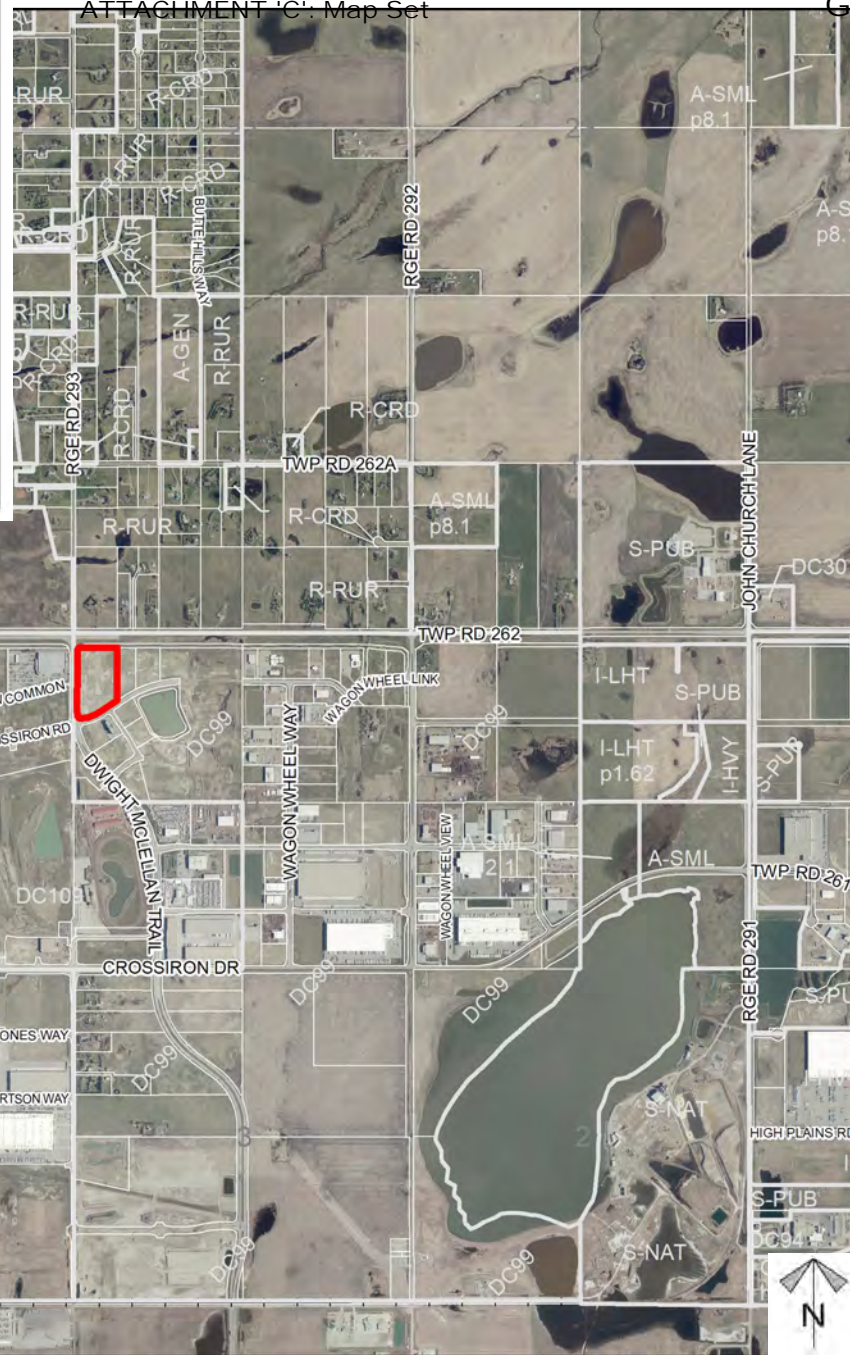
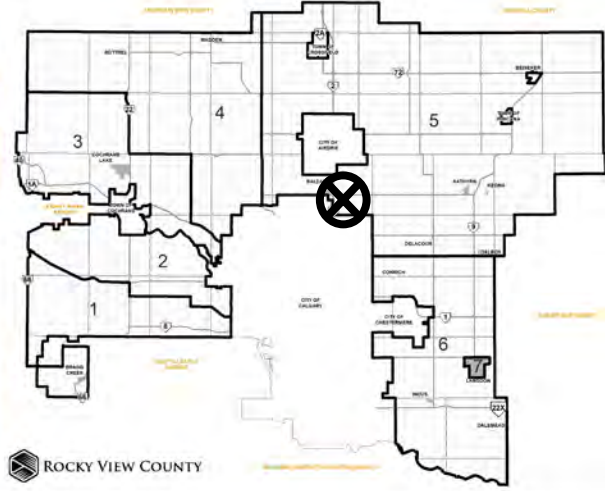


# Location & Context

## Direct Control Amendment Proposal

A site-specific amendment to Direct Control District (DC-99) to increase the maximum site coverage from 25% to 40% over Plan 1611467, Block 1, Lot 1 within NW-10-26-29-W04M.



Division: 5  
 Roll: 06410060  
 File: PL20220011  
 Printed: Feb 9, 2022  
 Legal: Lot:1 Block:1  
 Plan:1611467 within NW-10-26-29-W04M

# Development Proposal

## Direct Control Amendment Proposal

A site-specific amendment to Direct Control District (DC-99) to increase the maximum site coverage from 25% to 40% over Plan 1611467, Block 1, Lot 1 within NW-10-26-29-W04M.



**DC 99 → DC 99  
(as amended)  
± 5.89 ha  
(± 14.55 ac)**

DWIGHT MCLELLAN TRAIL

CROSSIRON COMMON

WAGON WHEEL BLVD

PRIME GATE



Division: 5  
Roll: 06410060  
File: PL20220011  
Printed: Feb 9, 2022  
Legal: Lot: 1 Block: 1  
Plan: 1611467 within NW-10-26-29-W04M

# Environmental

## Direct Control Amendment Proposal

A site-specific amendment to Direct Control District (DC-99) to increase the maximum site coverage from 25% to 40% over Plan 1611467, Block 1, Lot 1 within NW-10-26-29-W04M.



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

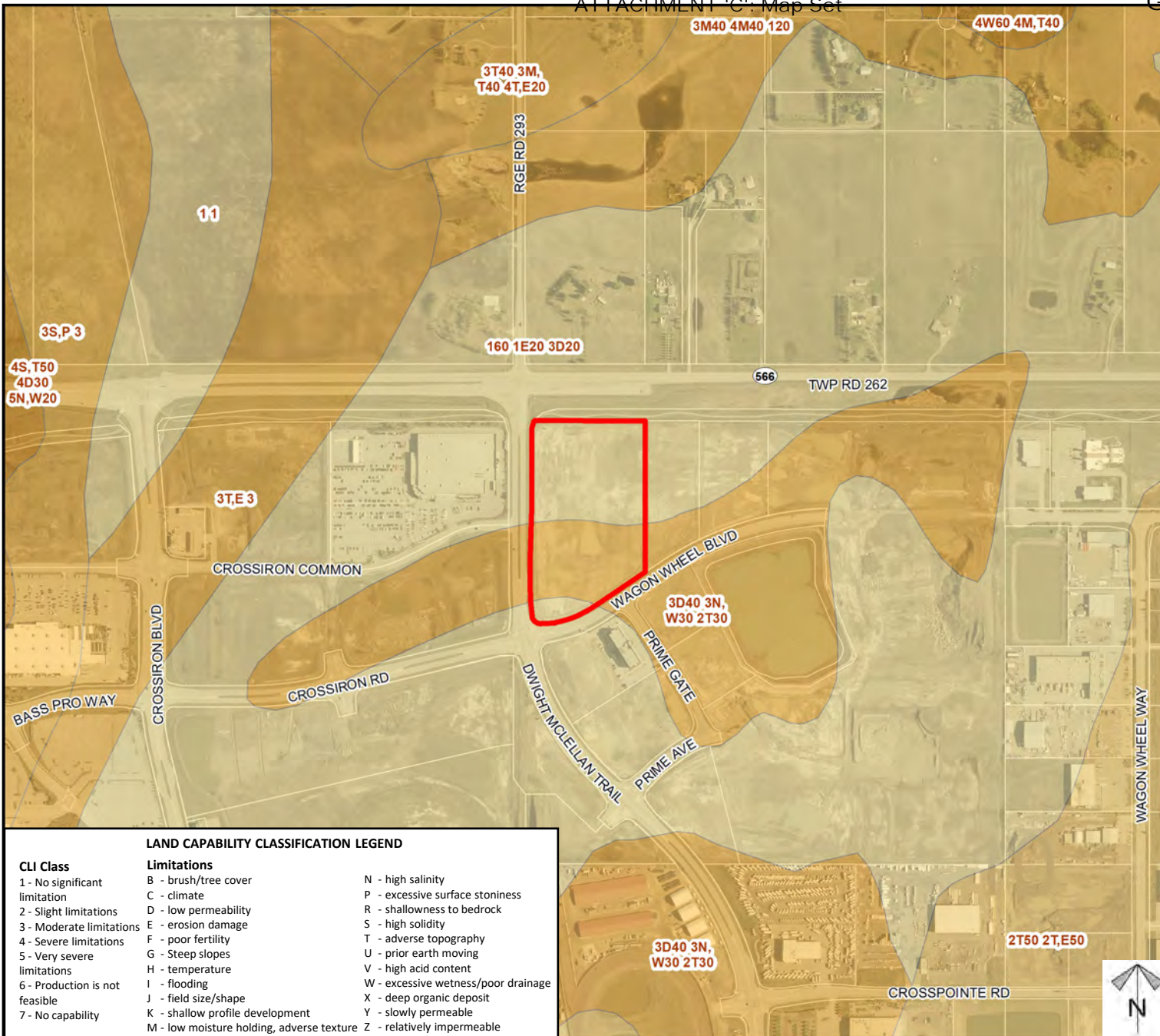
Division: 5  
 Roll: 06410060  
 File: PL20220011  
 Printed: Feb 9, 2022  
 Legal: Lot: 1 Block: 1  
 Plan: 1611467 within NW-10-26-29-W04M



# Soil Classifications

## Direct Control Amendment Proposal

A site-specific amendment to Direct Control District (DC-99) to increase the maximum site coverage from 25% to 40% over Plan 1611467, Block 1, Lot 1 within NW-10-26-29-W04M.



**LAND CAPABILITY CLASSIFICATION LEGEND**

CLI Class	Limitations
1 - No significant limitation	B - brush/tree cover
2 - Slight limitations	C - climate
3 - Moderate limitations	D - low permeability
4 - Severe limitations	E - erosion damage
5 - Very severe limitations	F - poor fertility
6 - Production is not feasible	G - Steep slopes
7 - No capability	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

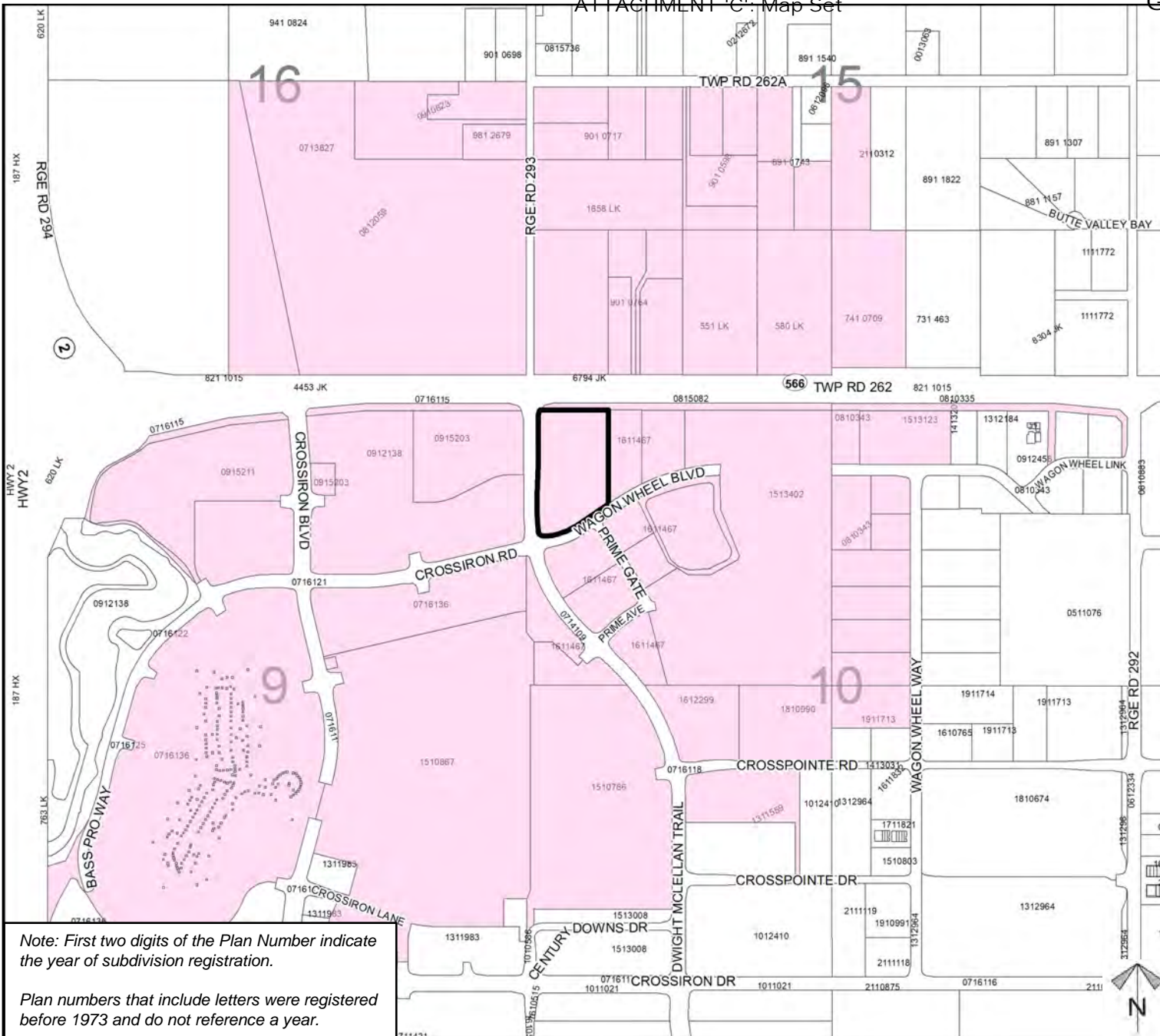
## Direct Control Amendment Proposal

A site-specific amendment to Direct Control District (DC-99) to increase the maximum site coverage from 25% to 40% over Plan 1611467, Block 1, Lot 1 within NW-10-26-29-W04M.

### 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.

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