

Location & Context

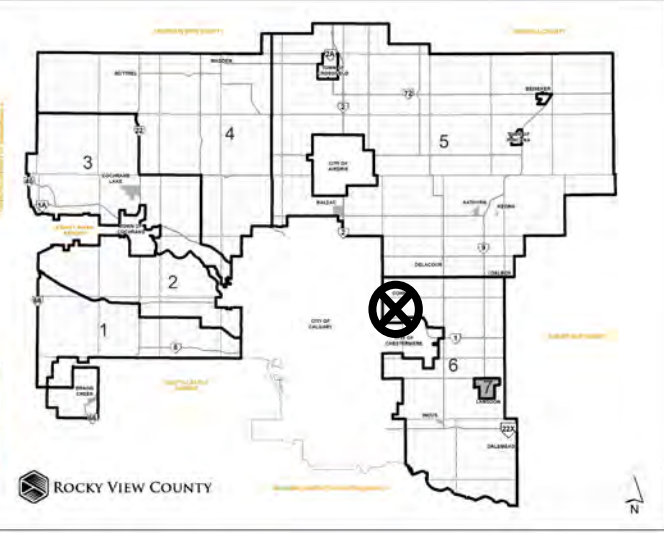
ASP Amendment; Conceptual Scheme Amendment; Redesignation Proposal

PL20210078: To amend the South Conrich Conceptual Scheme, including Appendix D, in order to allow residential and commercial uses within a portion of Cell D.

PL20210079: To amend the Conrich Area Structure Plan to change a portion of the subject lands from Highway-Business to Residential-Form To Be Determined, to allow residential use.

PL20210080: To the redesignate the subject lands from Business, Local Campus District (B-LOC) to Direct Control District (DC), Special, Public Services District (S-PUB), and Commercial, Mixed Urban District (C-MIX) to facilitate future subdivision.

*Division: 6
Roll: 04329003
File: PL20210078/79/80
Printed: April 13, 2022
Legal: A portion of NW-29-24-28-W04M*



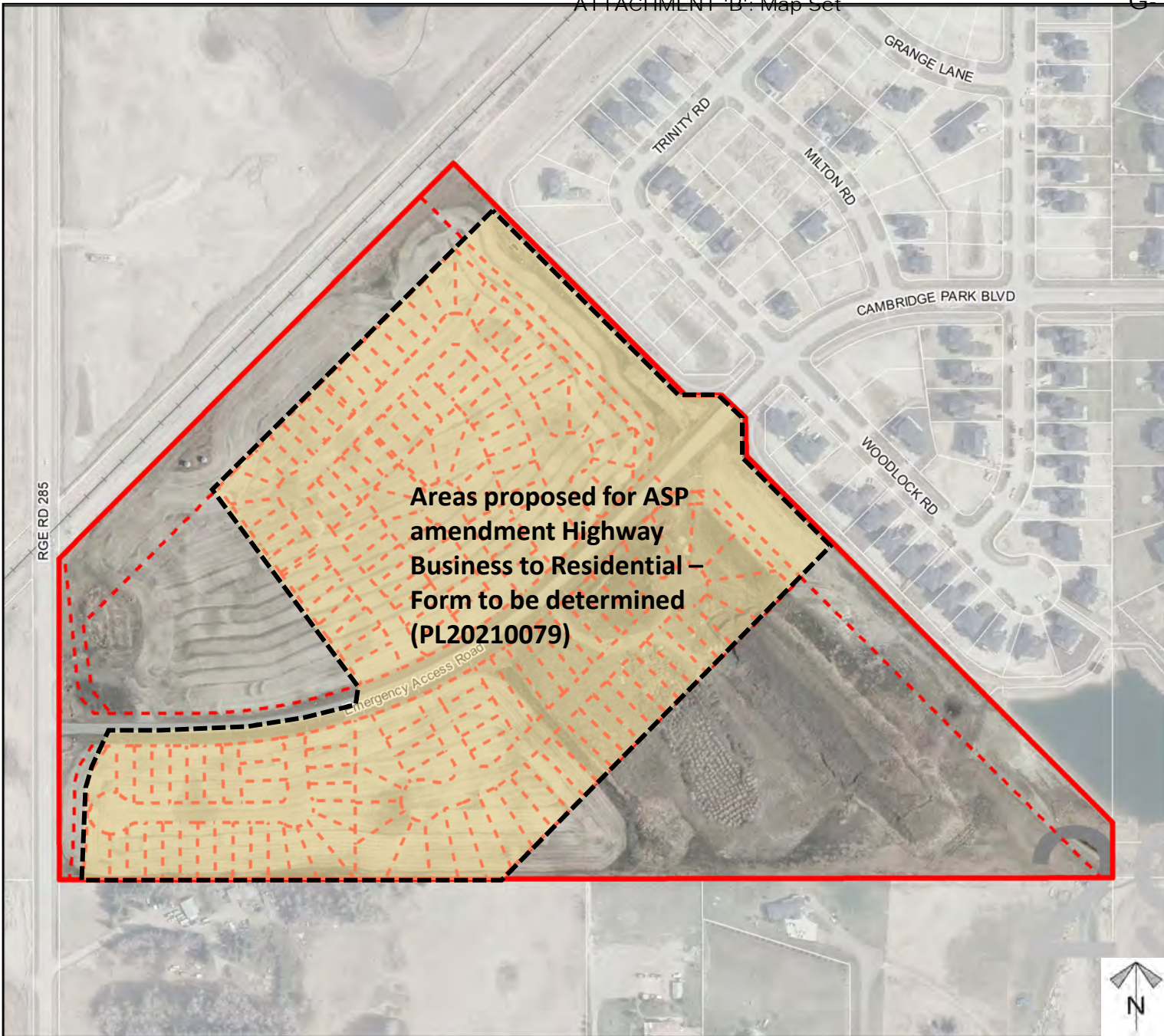
Development Proposal

ASP Amendment:

Areas proposed for ASP amendment Highway Business to Residential – Form to be determined (PL20210079)

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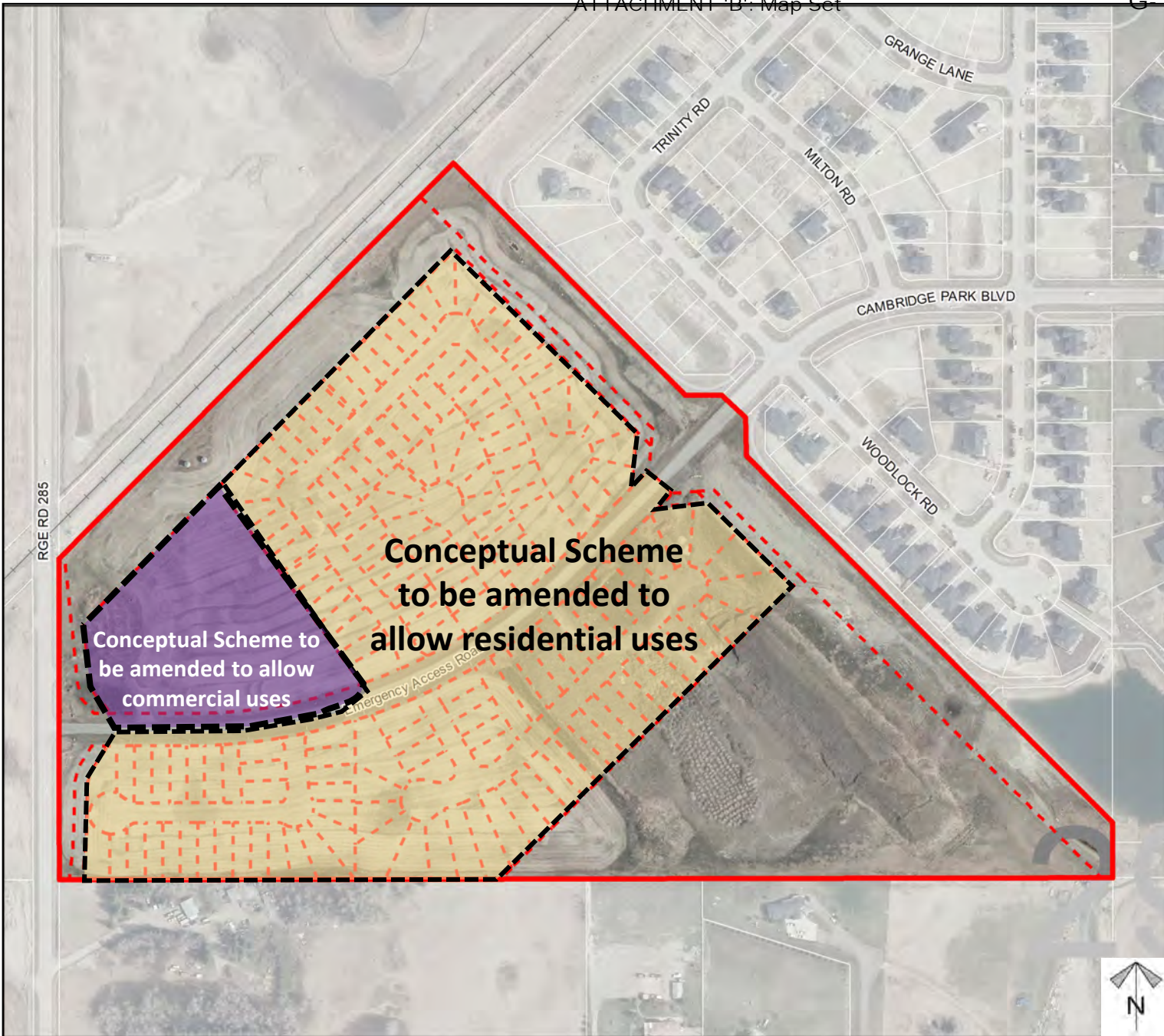
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Development Proposal

Conceptual Scheme Amendment;

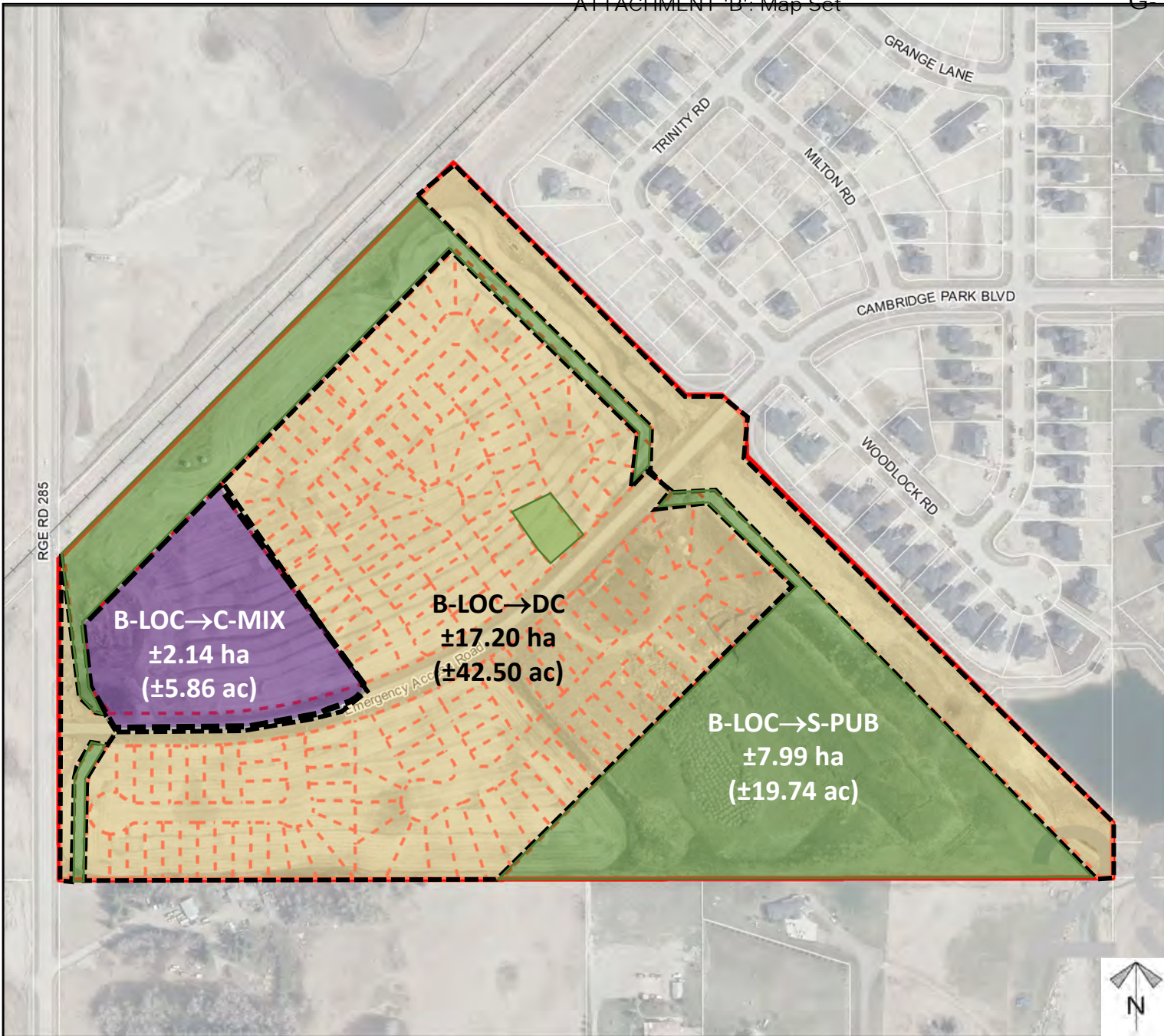
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Development Proposal

Redesignation Proposal



B-LOC→C-MIX
 ±2.14 ha
 (±5.86 ac)

B-LOC→DC
 ±17.20 ha
 (±42.50 ac)

B-LOC→S-PUB
 ±7.99 ha
 (±19.74 ac)

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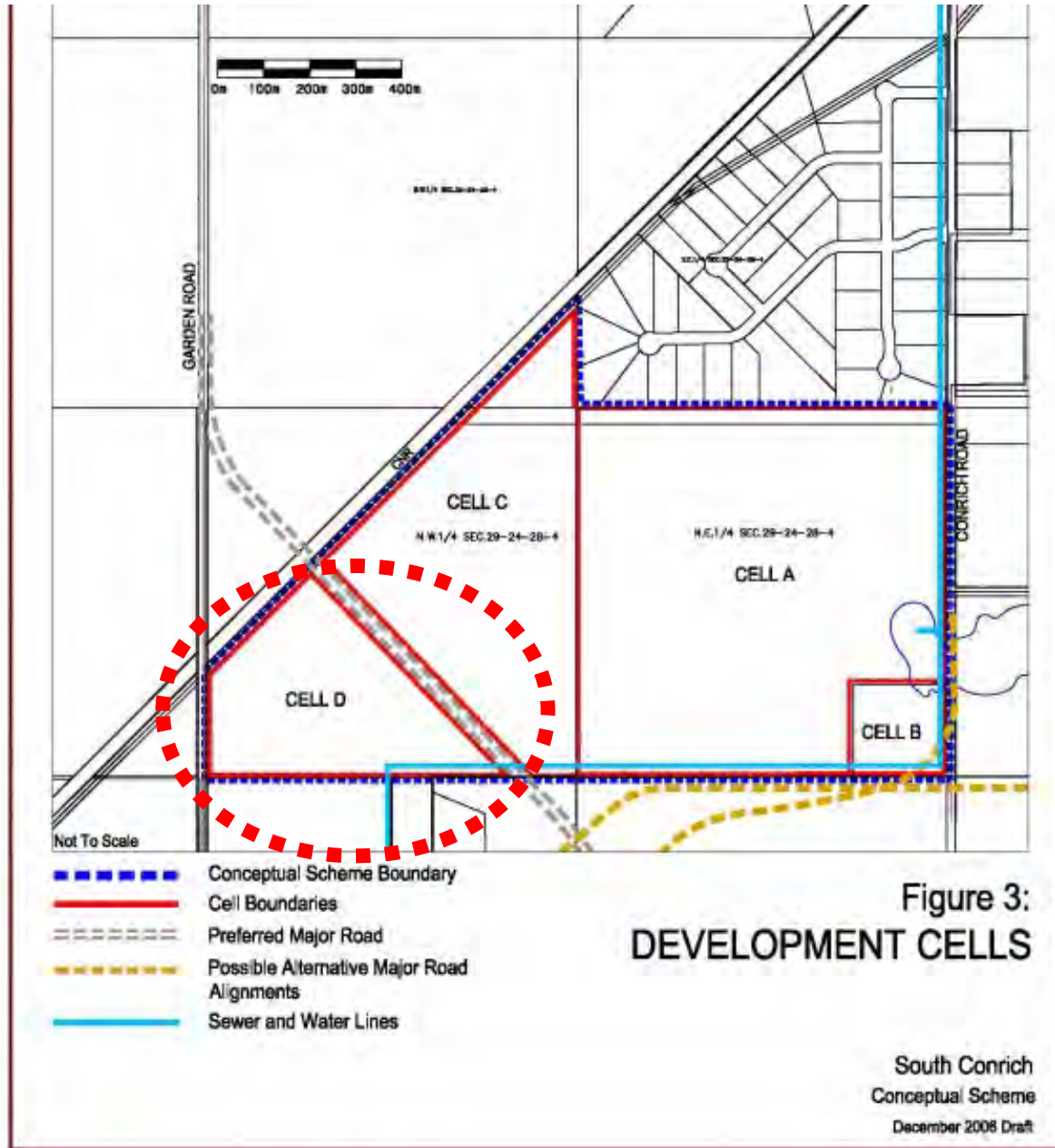


Figure 3:
DEVELOPMENT CELLS

South Conrich
 Conceptual Scheme
 December 2008 Draft



Development Proposal

ASP Amendment; Conceptual Scheme Amendment; Redesignation Proposal

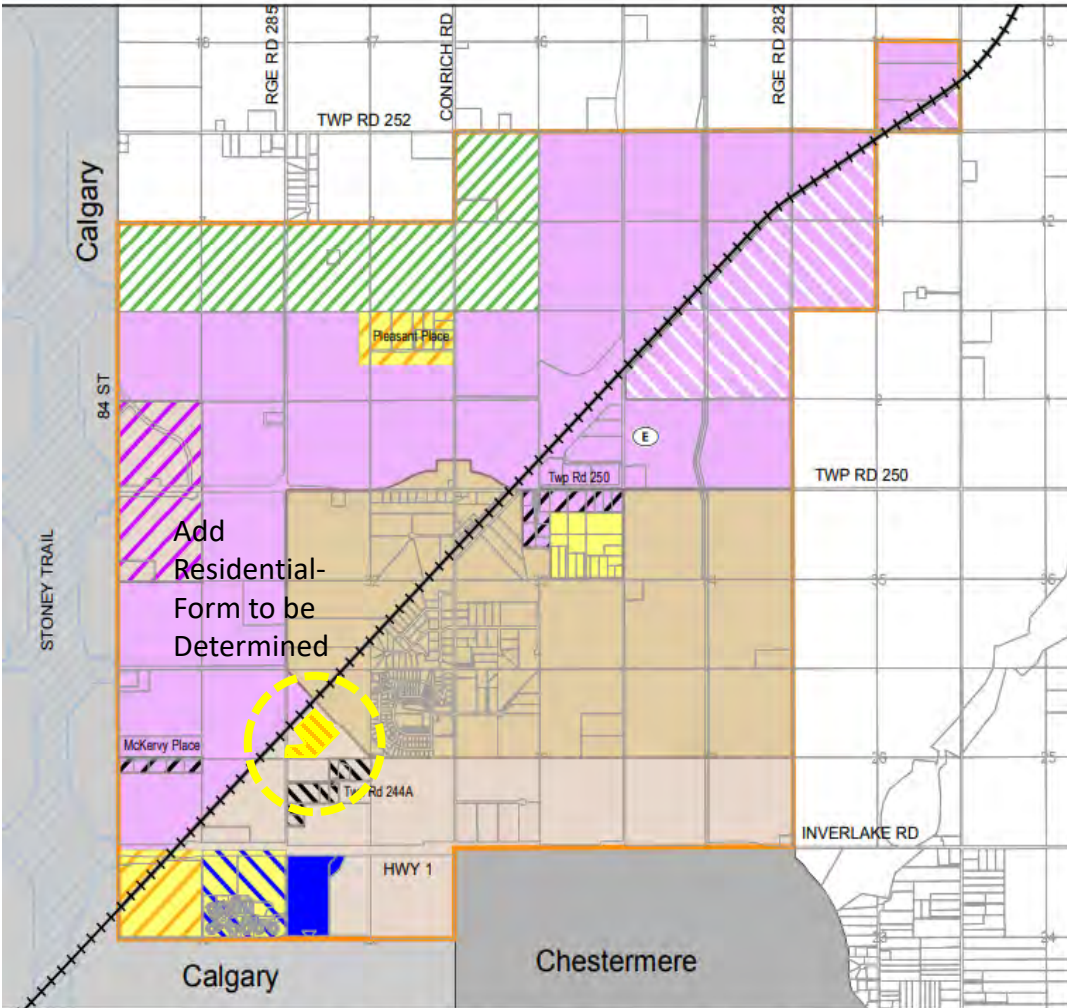
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Map 5: Land Use Strategy

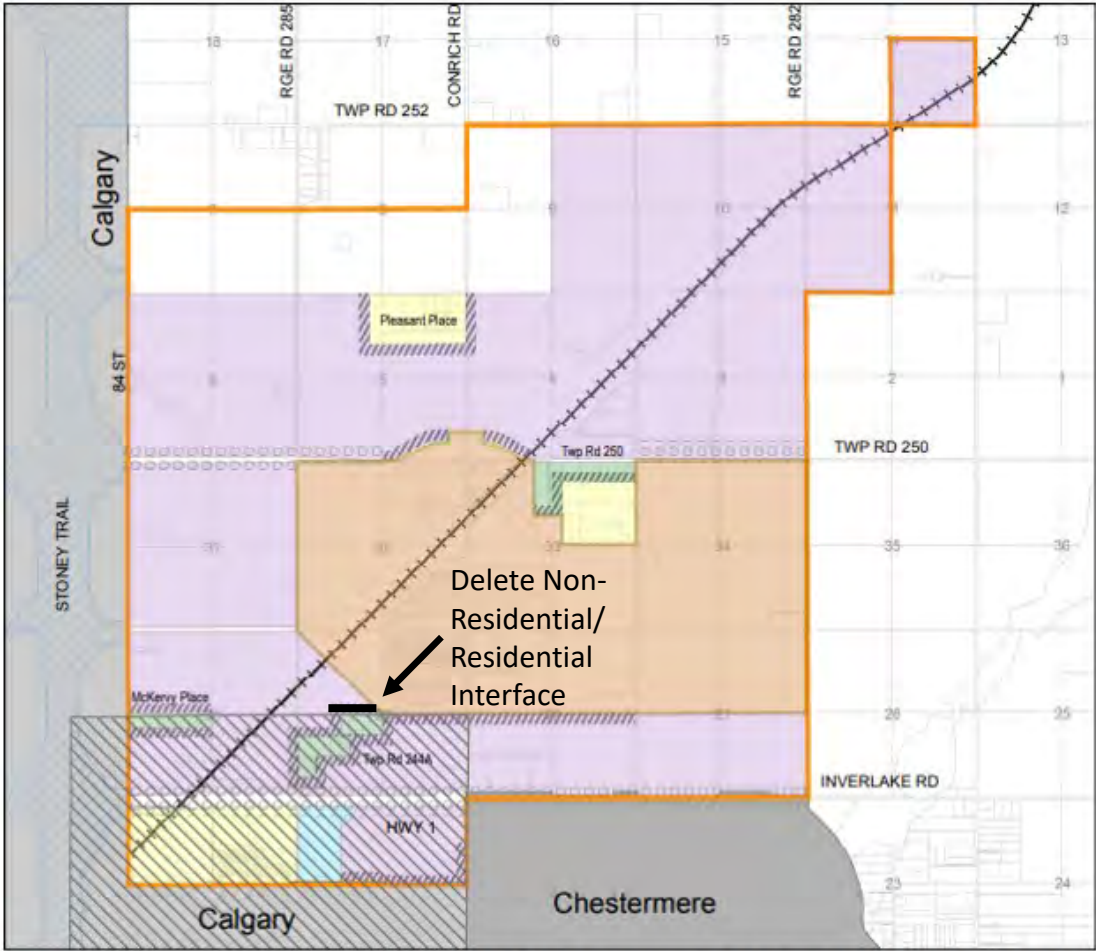
- ASP Boundary
- Future Policy Area
- Residential-Form to be determined
- Country Residential
- Institutional/Residential
- Institutional
- Industrial
- Heavy Industrial
- Industrial Transition
- Highway Business Transition
- Highway Business
- Highway Business/Industrial
- Long Term Development Area
- Emergency Services
- Transportation and Utility Corridor
- CN Railway



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 6: Non-Residential/ Residential Interface

- ASP Boundary
- Future Policy Area
- Residential
- Institutional
- Business
- Transition
- Non-Residential/
Residential Interface
- Gateways
- Transportation and Utility
Corridor
- Key Focus Area
(RVC/Calgary
Intermunicipal
Development Plan)
- CN Railway



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Area Structure Plan
CONRICH

Development Proposal

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MAP 1-MANAGING GROWTH

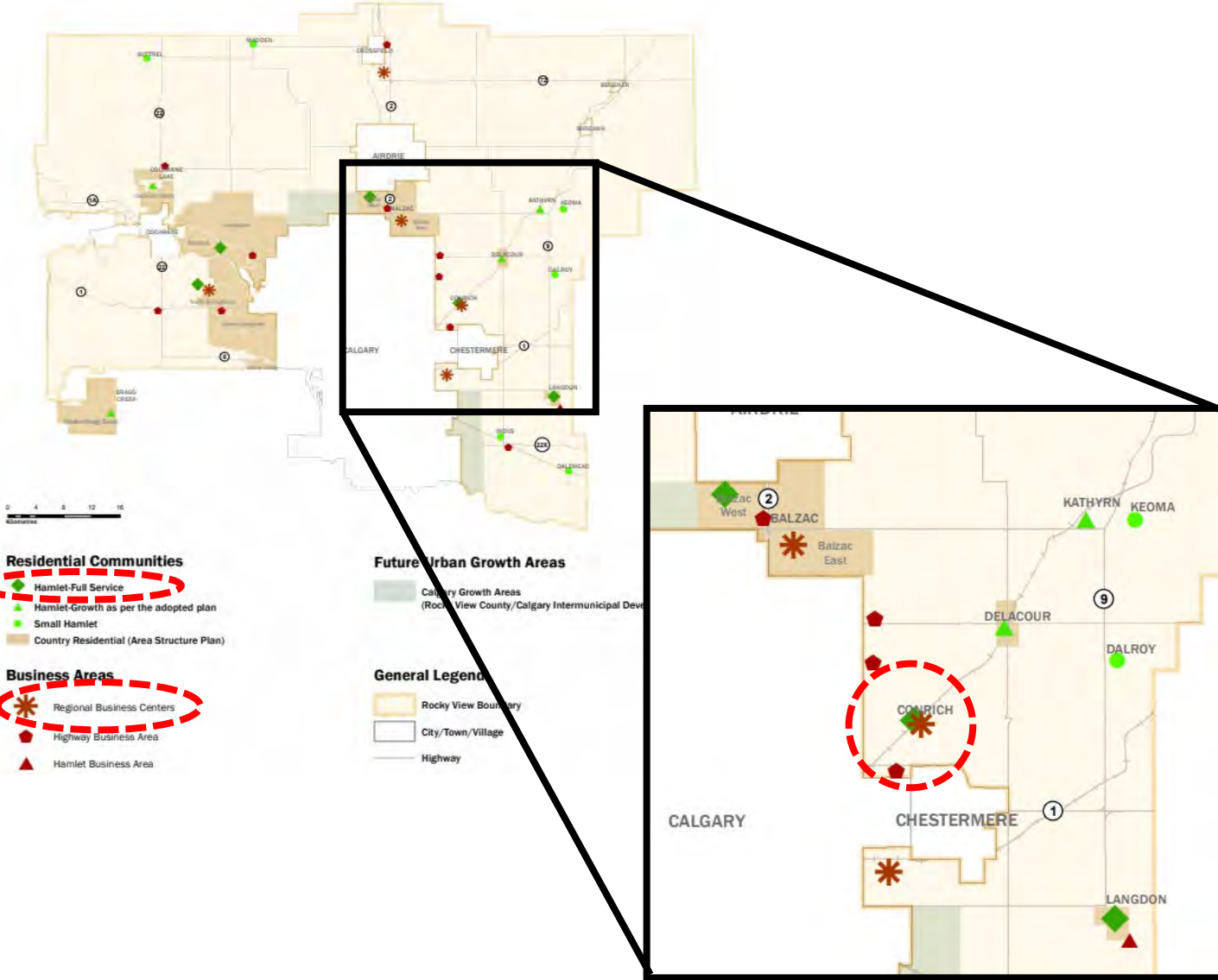
County Plan

ASP Amendment:
Conceptual Scheme
Amendment:
Redesignation Proposal

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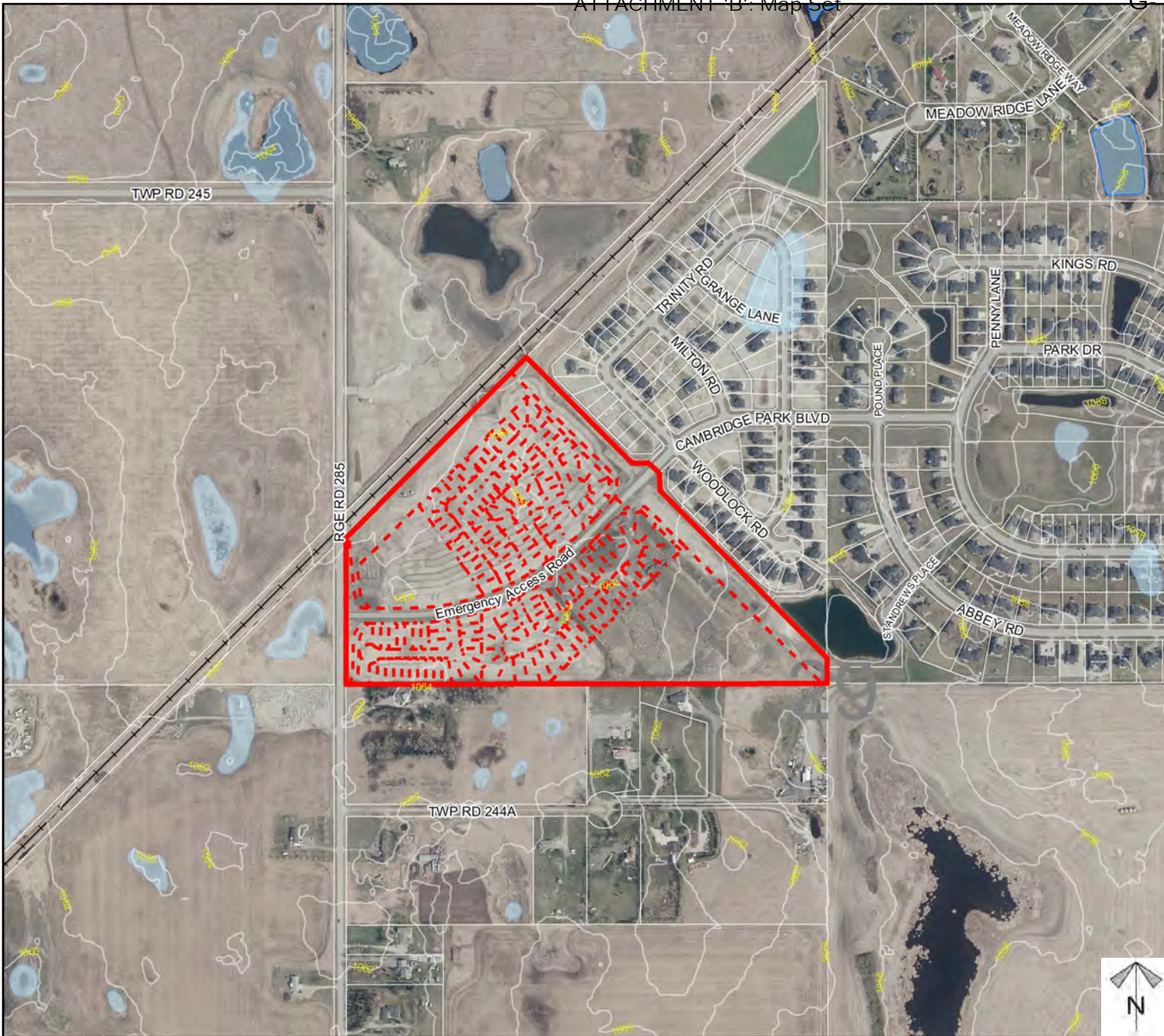
Environmental

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-  Subject Lands
 -  Contour - 2 meters
 -  Riparian Setbacks
 -  Alberta Wetland Inventory
 -  Surface Water
- facilitate future subdivision.



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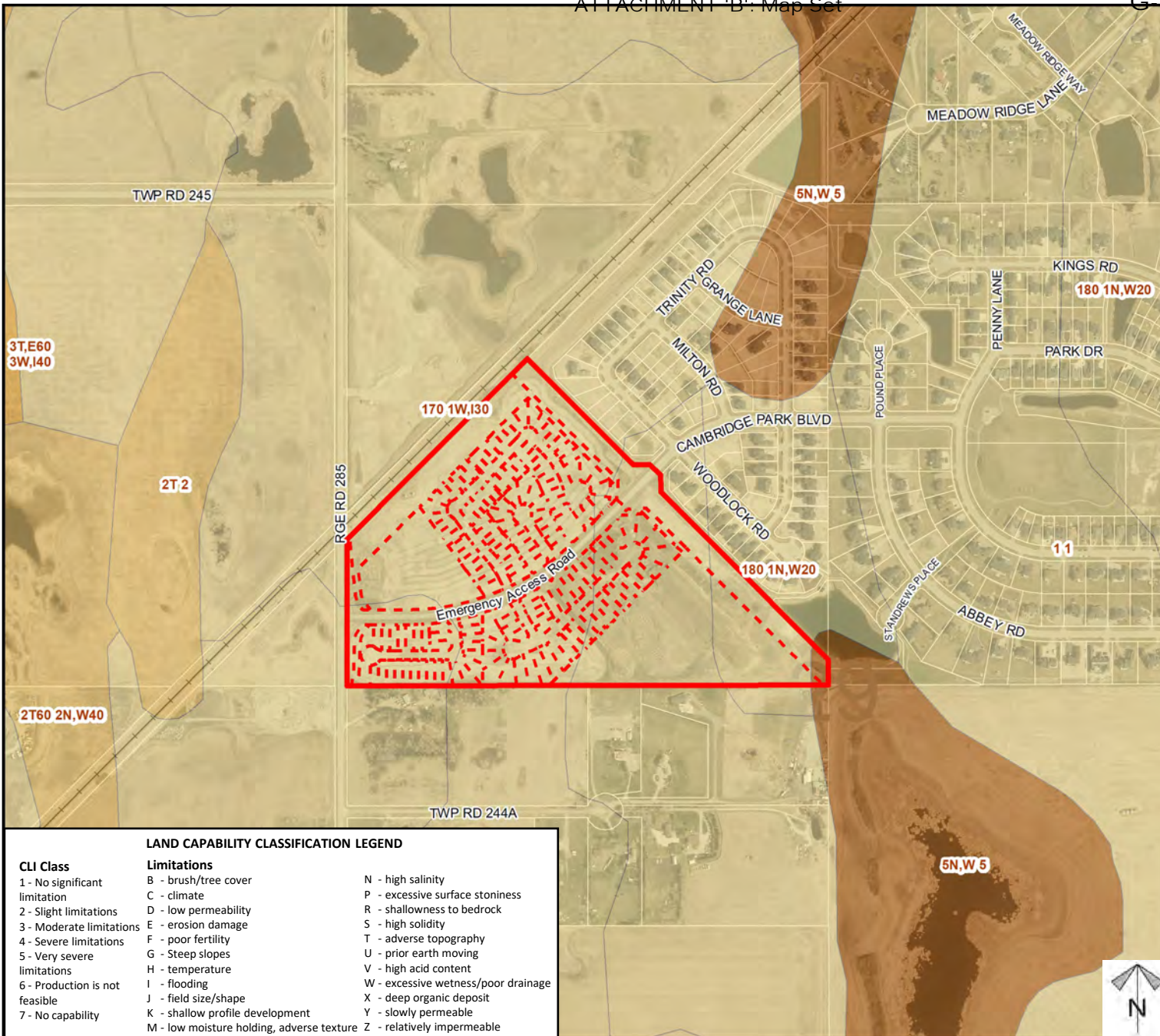
Soil Classifications

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LAND CAPABILITY CLASSIFICATION LEGEND

CLI Class	Limitations	
1 - No significant limitation	B - brush/tree cover	N - high salinity
2 - Slight limitations	C - climate	P - excessive surface stoniness
3 - Moderate limitations	D - low permeability	R - shallowness to bedrock
4 - Severe limitations	E - erosion damage	S - high solidity
5 - Very severe limitations	F - poor fertility	T - adverse topography
	G - Steep slopes	U - prior earth moving
	H - temperature	V - high acid content
6 - Production is not feasible	I - flooding	W - excessive wetness/poor drainage
	J - field size/shape	X - deep organic deposit
7 - No capability	K - shallow profile development	Y - slowly permeable
	M - low moisture holding, adverse texture	Z - relatively impermeable

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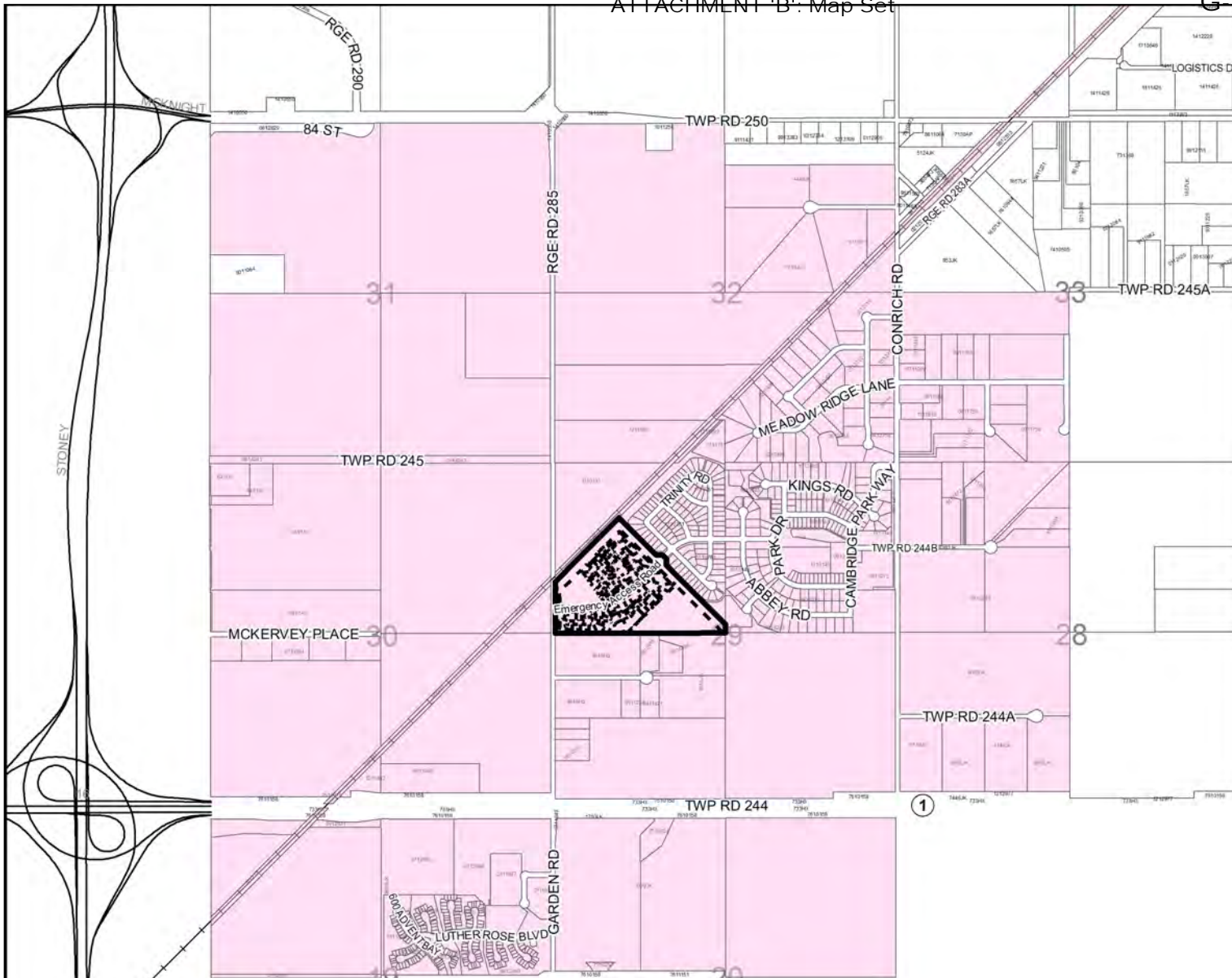
Landowner Circulation Area

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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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