

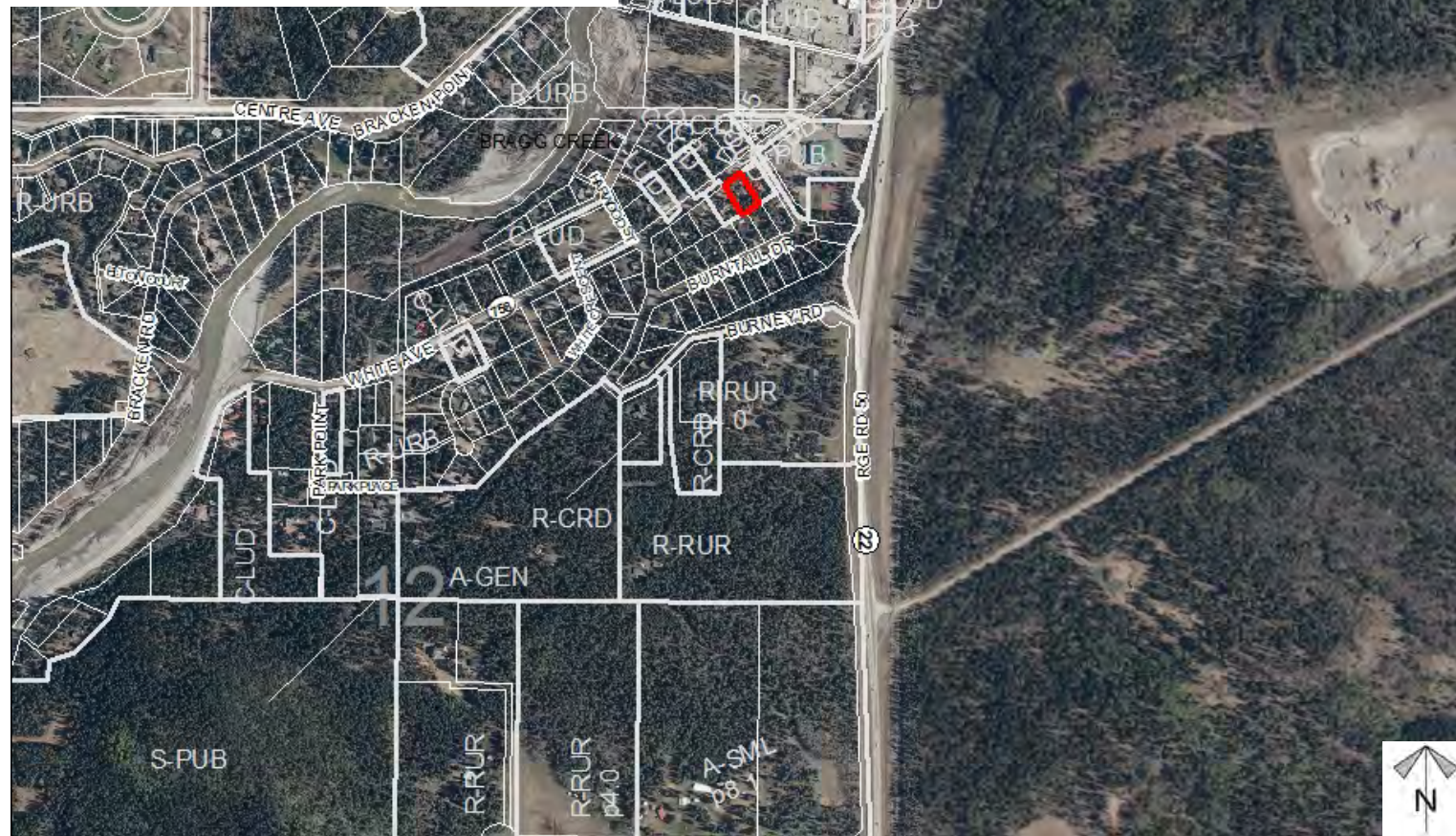
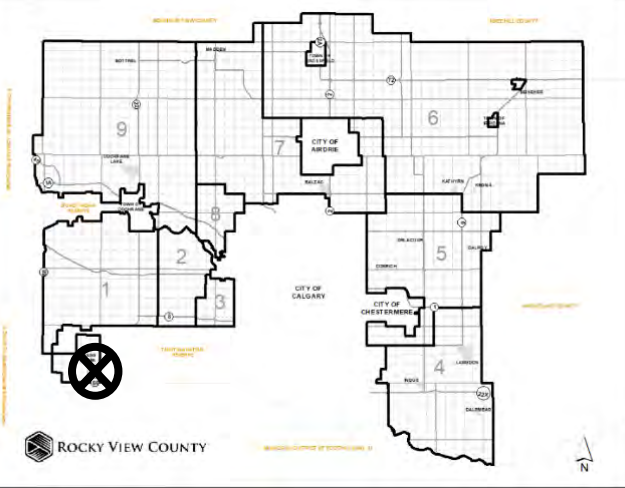


Location & Context

Redesignation Proposal

To redesignate the subject lands from Residential, Urban District (R-URB) to Commercial, Local Urban District (C-LUDp0.18) to accommodate a local eating establishment on the main floor and residential uses on the top floor.

Division: 1
Roll: 03912130
File: PL20200178
Printed: December 21, 2020
Legal: Lot:5 Block:1
Plan:7721 JK; within NE-12-23-05-W05M





Development Proposal

Redesignation Proposal

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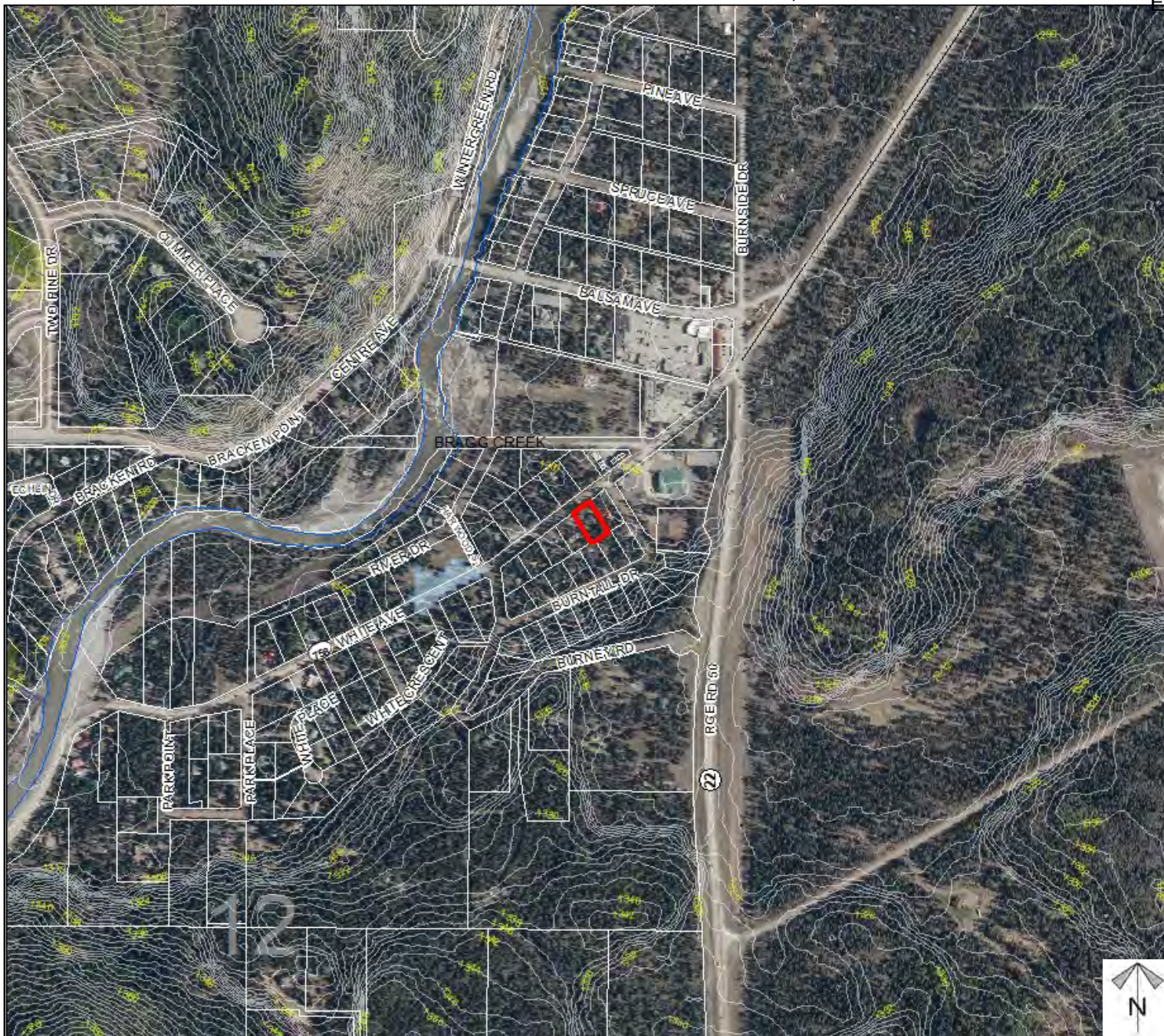
Environmental

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	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	
6 - Production is not feasible	G - Steep slopes	U - prior earth moving	
7 - No capability	H - temperature	V - high acid content	
	I - flooding	W - excessive wetness/poor drainage	
	J - field size/shape	X - deep organic deposit	
	K - shallow profile development	Y - slowly permeable	
	M - low moisture holding, adverse texture	Z - relatively impermeable	



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Redesignation Proposal

Legend



Plan numbers that include letters were registered before 1973 and do not reference a year.