



Location & Context

Subdivision Proposal

To create 153 residential lots between ≥ 0.045 hectares (≥ 0.111 acres) and ± 0.129 hectares (± 0.318 acres), one ± 2.138 hectares (± 5.283 acres) mixed-use lot, Municipal Reserve lot(s), and Public Utility Lot(s) within a portion of NW-29-24-28-W04M

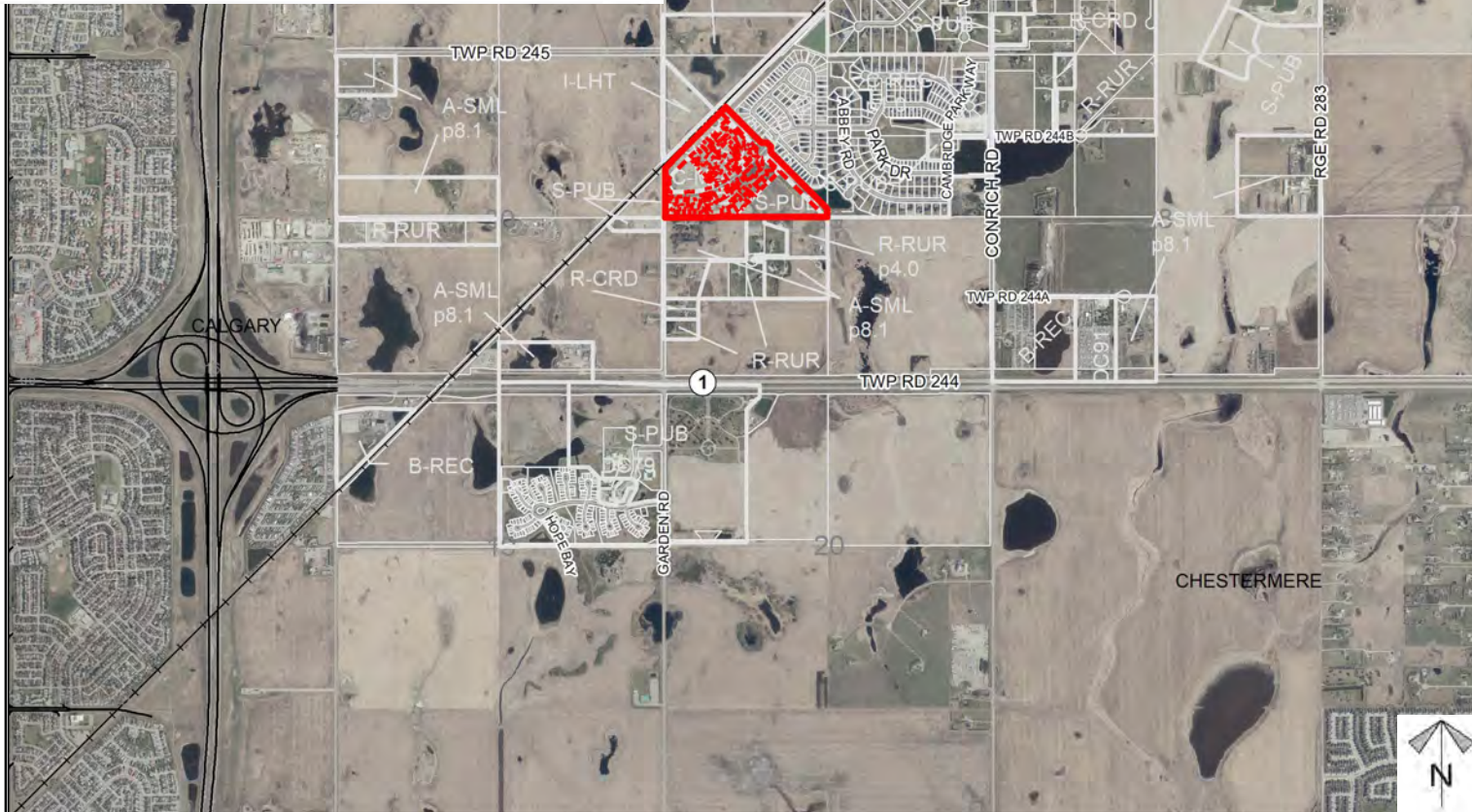
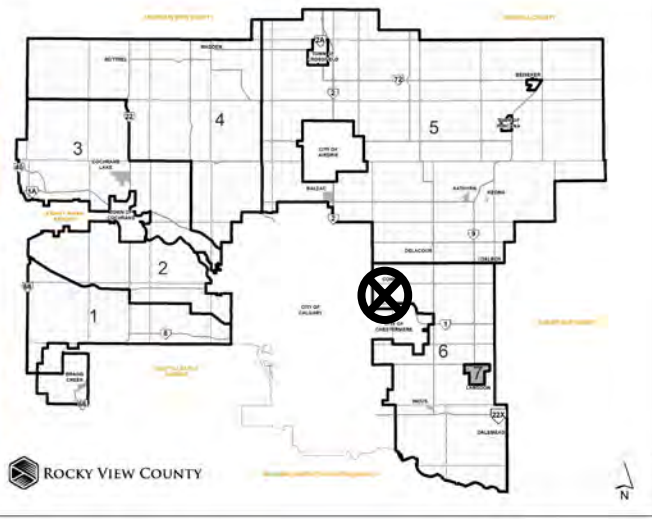
Division: 6

Roll: 04329003

File: PL20220067

Printed: June 22, 2022

Legal: A portion of NW-29-24-28-W04M

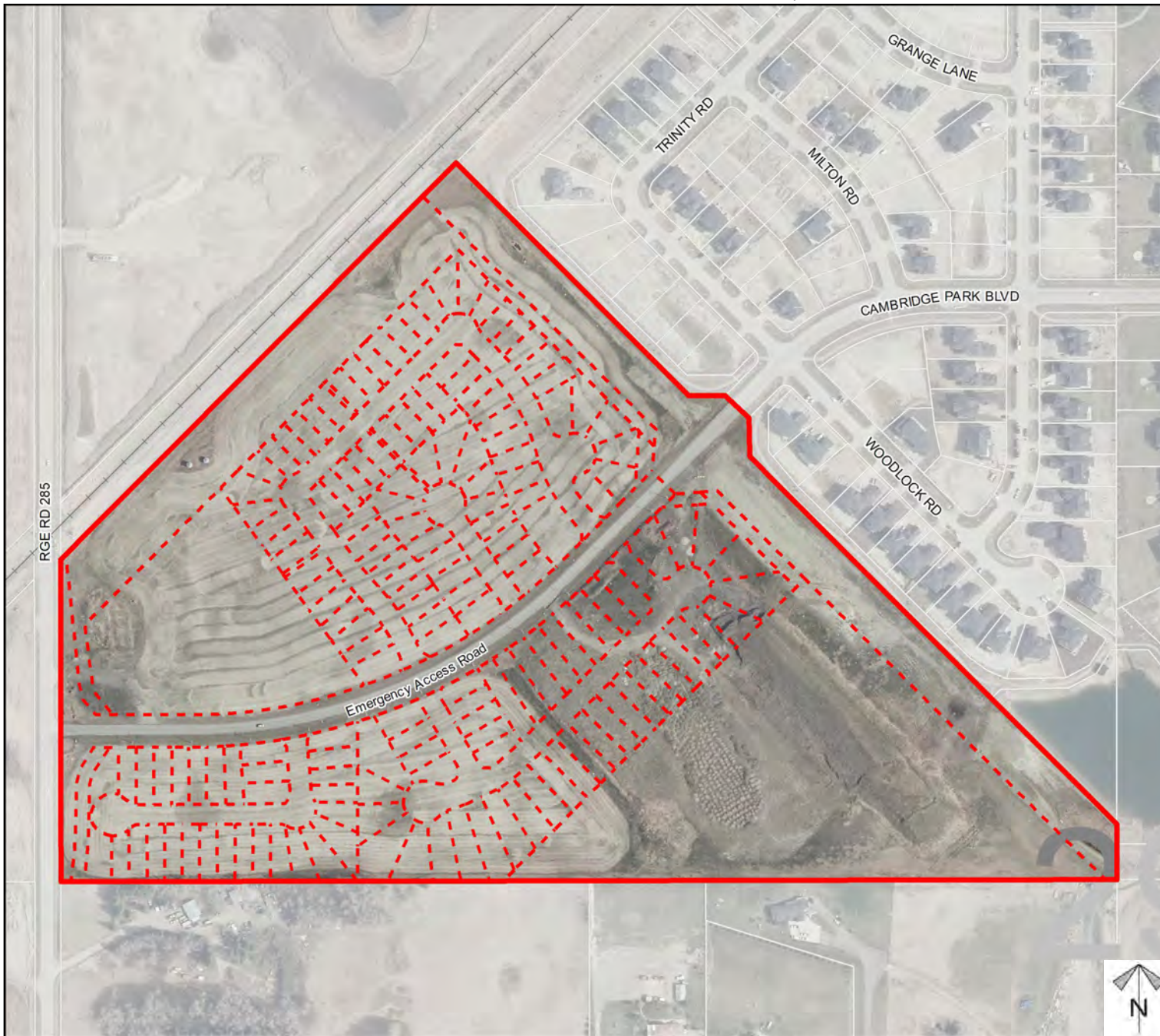




Development Proposal

Subdivision Proposal

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Development Proposal

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Tentative Plan

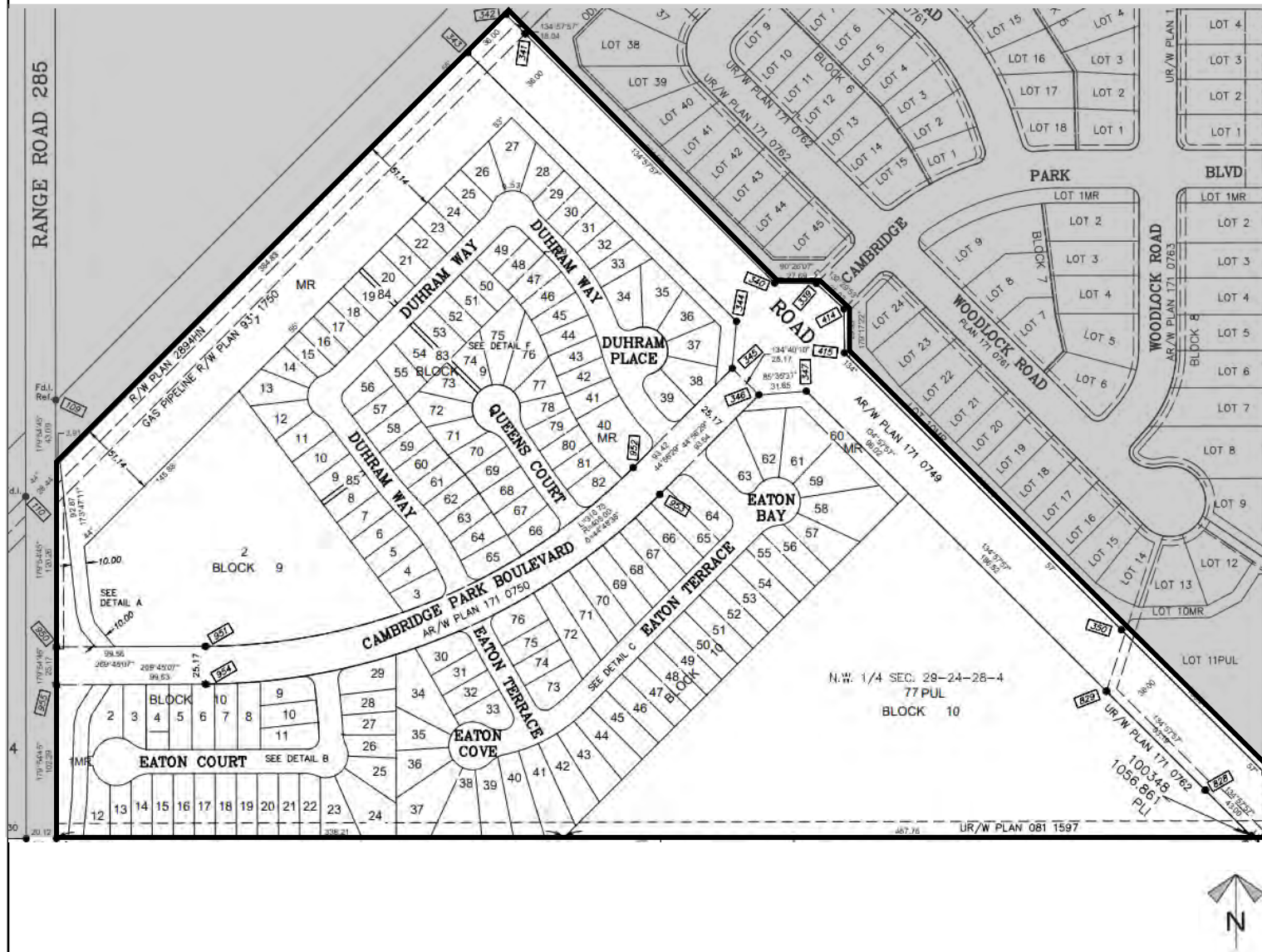
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Surveyor's Notes:

1. Parcels must meet minimum size and setback requirements of Direct Control District Bylaw C-8195-2021.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

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Tentative Plan

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AREA TABLE			
Block/Lot	Area (sq.m.)	Area (Ha)	Area (Ac)
Block 9, Lot 1	23748.61	2.375	5.868
Block 9, Lot 2	21379.85	2.136	5.283
Block 9, Lot 3	589.18	0.059	0.146
Block 9, Lot 4	582.92	0.058	0.144
Block 9, Lot 5	570.74	0.057	0.141
Block 9, Lot 6	555.44	0.056	0.137
Block 9, Lot 7	533.81	0.053	0.132
Block 9, Lot 8	505.96	0.051	0.125
Block 9, Lot 9	490.97	0.049	0.121
Block 9, Lot 10	632.74	0.063	0.156
Block 9, Lot 11	617.28	0.062	0.153
Block 9, Lot 12	609.11	0.061	0.151
Block 9, Lot 13	710.87	0.071	0.176
Block 9, Lot 14	474.90	0.047	0.117
Block 9, Lot 15	451.20	0.045	0.111
Block 9, Lot 16	452.02	0.045	0.112
Block 9, Lot 17	469.53	0.047	0.116
Block 9, Lot 18	469.67	0.047	0.116
Block 9, Lot 19	490.11	0.049	0.121
Block 9, Lot 20	552.12	0.055	0.136
Block 9, Lot 21	510.54	0.051	0.126
Block 9, Lot 22	510.54	0.051	0.126
Block 9, Lot 23	510.54	0.051	0.126
Block 9, Lot 24	510.56	0.051	0.126
Block 9, Lot 25	501.94	0.050	0.124
Block 9, Lot 26	592.84	0.059	0.146
Block 9, Lot 27	928.46	0.093	0.229
Block 9, Lot 28	565.26	0.057	0.140
Block 9, Lot 29	485.18	0.049	0.120
Block 9, Lot 30	493.97	0.049	0.122
Block 9, Lot 31	509.39	0.051	0.126
Block 9, Lot 32	535.23	0.054	0.132
Block 9, Lot 33	588.67	0.059	0.145
Block 9, Lot 34	770.87	0.077	0.190
Block 9, Lot 35	847.54	0.085	0.209
Block 9, Lot 36	638.32	0.064	0.158
Block 9, Lot 37	712.78	0.071	0.176
Block 9, Lot 38	708.28	0.071	0.175
Block 9, Lot 39	653.66	0.065	0.162
Block 9, Lot 40	1491.07	0.149	0.368
Block 9, Lot 41	498.31	0.050	0.123
Block 9, Lot 42	484.88	0.048	0.120
Block 9, Lot 43	501.34	0.050	0.124
Block 9, Lot 44	511.83	0.051	0.126
Block 9, Lot 45	515.74	0.052	0.127
Block 9, Lot 46	509.87	0.051	0.126
Block 9, Lot 47	508.28	0.051	0.126
Block 9, Lot 48	512.05	0.051	0.127
Block 9, Lot 49	521.31	0.052	0.129
Block 9, Lot 50	511.96	0.051	0.127

AREA TABLE			
Block/Lot	Area (sq.m.)	Area (Ha)	Area (Ac)
Block 9, Lot 51	512.05	0.051	0.127
Block 9, Lot 52	512.05	0.051	0.127
Block 9, Lot 53	538.62	0.054	0.133
Block 9, Lot 54	606.11	0.061	0.150
Block 9, Lot 55	606.11	0.061	0.150
Block 9, Lot 56	627.90	0.063	0.155
Block 9, Lot 57	533.40	0.053	0.132
Block 9, Lot 58	533.40	0.053	0.132
Block 9, Lot 59	533.40	0.053	0.132
Block 9, Lot 60	534.11	0.053	0.132
Block 9, Lot 61	534.37	0.053	0.132
Block 9, Lot 62	525.07	0.053	0.130
Block 9, Lot 63	519.33	0.052	0.128
Block 9, Lot 64	555.85	0.056	0.137
Block 9, Lot 65	626.79	0.063	0.155
Block 9, Lot 66	594.89	0.059	0.147
Block 9, Lot 67	534.09	0.053	0.132
Block 9, Lot 68	544.09	0.054	0.134
Block 9, Lot 69	542.33	0.054	0.134
Block 9, Lot 70	529.68	0.053	0.131
Block 9, Lot 71	550.40	0.055	0.136
Block 9, Lot 72	658.01	0.066	0.163
Block 9, Lot 73	526.57	0.053	0.130
Block 9, Lot 74	550.56	0.055	0.136
Block 9, Lot 75	996.79	0.100	0.246
Block 9, Lot 76	765.15	0.077	0.189
Block 9, Lot 77	510.55	0.051	0.126
Block 9, Lot 78	473.07	0.047	0.117
Block 9, Lot 79	478.21	0.048	0.118
Block 9, Lot 80	479.36	0.048	0.118
Block 9, Lot 81	494.80	0.049	0.122
Block 9, Lot 82	571.49	0.057	0.141
Block 9, Lot 83	192.07	0.019	0.047
Block 9, Lot 84	100.50	0.010	0.025
Block 9, Lot 85	103.73	0.010	0.026
Block 10, Lot 1	1062.64	0.106	0.263
Block 10, Lot 2	723.42	0.072	0.179
Block 10, Lot 3	610.92	0.061	0.151
Block 10, Lot 4	661.84	0.066	0.164
Block 10, Lot 5	662.43	0.066	0.164
Block 10, Lot 6	663.00	0.066	0.164
Block 10, Lot 7	667.02	0.067	0.165
Block 10, Lot 8	678.97	0.068	0.168
Block 10, Lot 9	581.23	0.058	0.144
Block 10, Lot 10	570.91	0.057	0.141
Block 10, Lot 11	609.40	0.061	0.151
Block 10, Lot 12	668.75	0.067	0.165
Block 10, Lot 13	501.51	0.050	0.124
Block 10, Lot 14	584.33	0.058	0.144
Block 10, Lot 15	602.86	0.060	0.149

AREA TABLE			
Block/Lot	Area (sq.m.)	Area (Ha)	Area (Ac)
Block 10, Lot 16	602.86	0.060	0.149
Block 10, Lot 17	602.77	0.060	0.149
Block 10, Lot 18	602.95	0.060	0.149
Block 10, Lot 19	602.86	0.060	0.149
Block 10, Lot 20	602.86	0.060	0.149
Block 10, Lot 21	602.86	0.060	0.149
Block 10, Lot 22	592.97	0.059	0.147
Block 10, Lot 23	755.95	0.076	0.187
Block 10, Lot 24	1105.92	0.111	0.273
Block 10, Lot 25	647.84	0.065	0.160
Block 10, Lot 26	494.32	0.049	0.122
Block 10, Lot 27	516.93	0.052	0.128
Block 10, Lot 28	525.10	0.053	0.130
Block 10, Lot 29	737.69	0.074	0.182
Block 10, Lot 30	635.54	0.064	0.157
Block 10, Lot 31	531.48	0.053	0.131
Block 10, Lot 32	530.92	0.053	0.131
Block 10, Lot 33	607.55	0.061	0.150
Block 10, Lot 34	1281.41	0.128	0.317
Block 10, Lot 35	680.73	0.068	0.168
Block 10, Lot 36	735.81	0.074	0.182
Block 10, Lot 37	1287.69	0.129	0.318
Block 10, Lot 38	986.14	0.099	0.244
Block 10, Lot 39	913.00	0.091	0.226
Block 10, Lot 40	993.61	0.099	0.246
Block 10, Lot 41	1125.28	0.113	0.278
Block 10, Lot 42	1005.31	0.101	0.248
Block 10, Lot 43	901.28	0.090	0.223
Block 10, Lot 44	831.92	0.083	0.206
Block 10, Lot 45	759.24	0.076	0.188
Block 10, Lot 46	759.52	0.076	0.188
Block 10, Lot 47	761.97	0.076	0.188
Block 10, Lot 48	730.15	0.073	0.180
Block 10, Lot 49	734.07	0.073	0.181
Block 10, Lot 50	734.42	0.073	0.181
Block 10, Lot 51	734.43	0.073	0.181
Block 10, Lot 52	737.14	0.074	0.182
Block 10, Lot 53	733.03	0.073	0.181
Block 10, Lot 54	730.91	0.073	0.181
Block 10, Lot 55	730.17	0.073	0.180
Block 10, Lot 56	691.29	0.069	0.171
Block 10, Lot 57	846.46	0.085	0.209
Block 10, Lot 58	1468.92	0.147	0.363
Block 10, Lot 59	1105.61	0.111	0.273
Block 10, Lot 60	1288.93	0.129	0.319
Block 10, Lot 61	1107.17	0.111	0.274
Block 10, Lot 62	1042.68	0.104	0.258
Block 10, Lot 63	1024.07	0.102	0.253
Block 10, Lot 64	816.88	0.082	0.202
Block 10, Lot 65	755.01	0.076	0.187



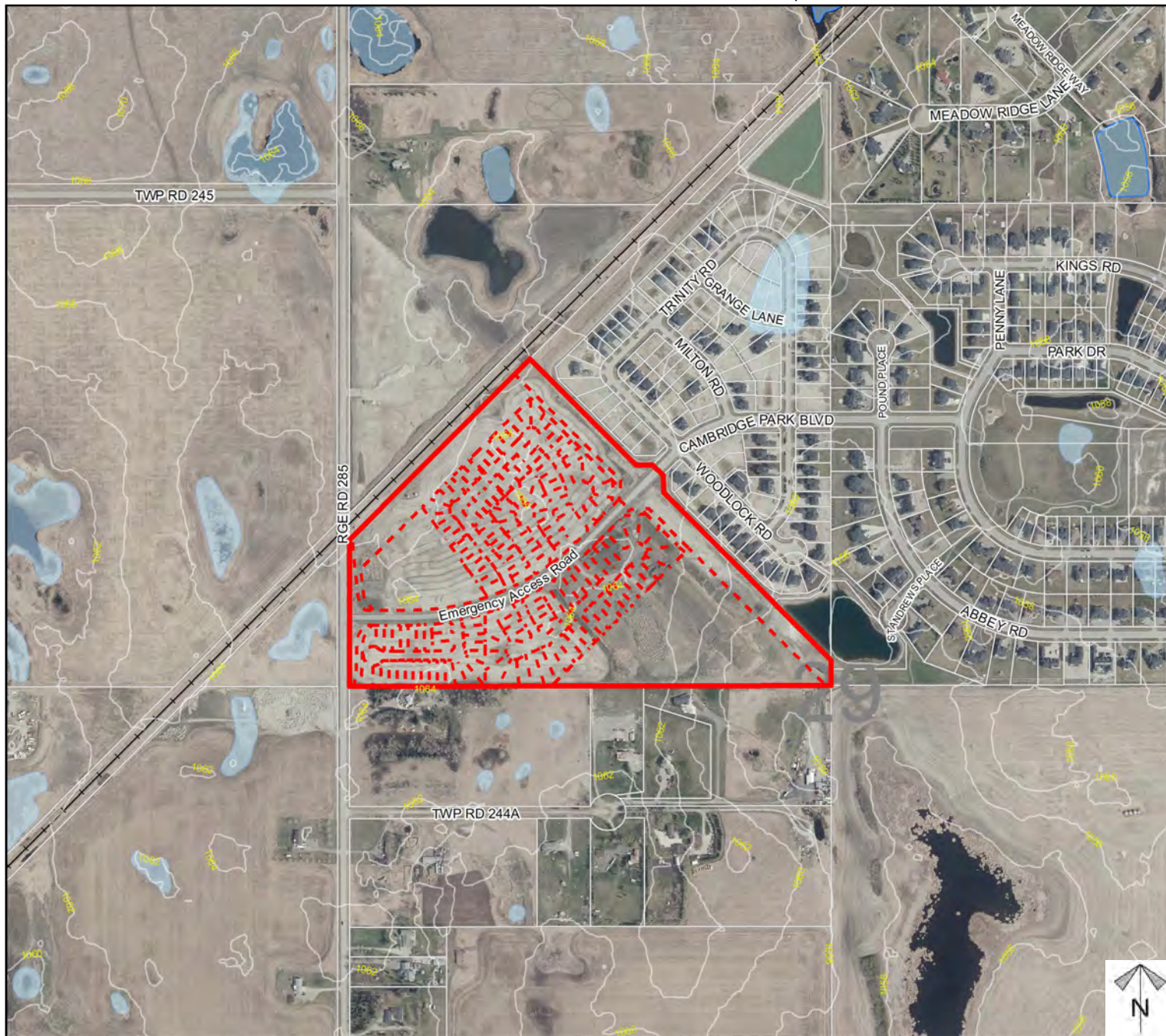
Environmental

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

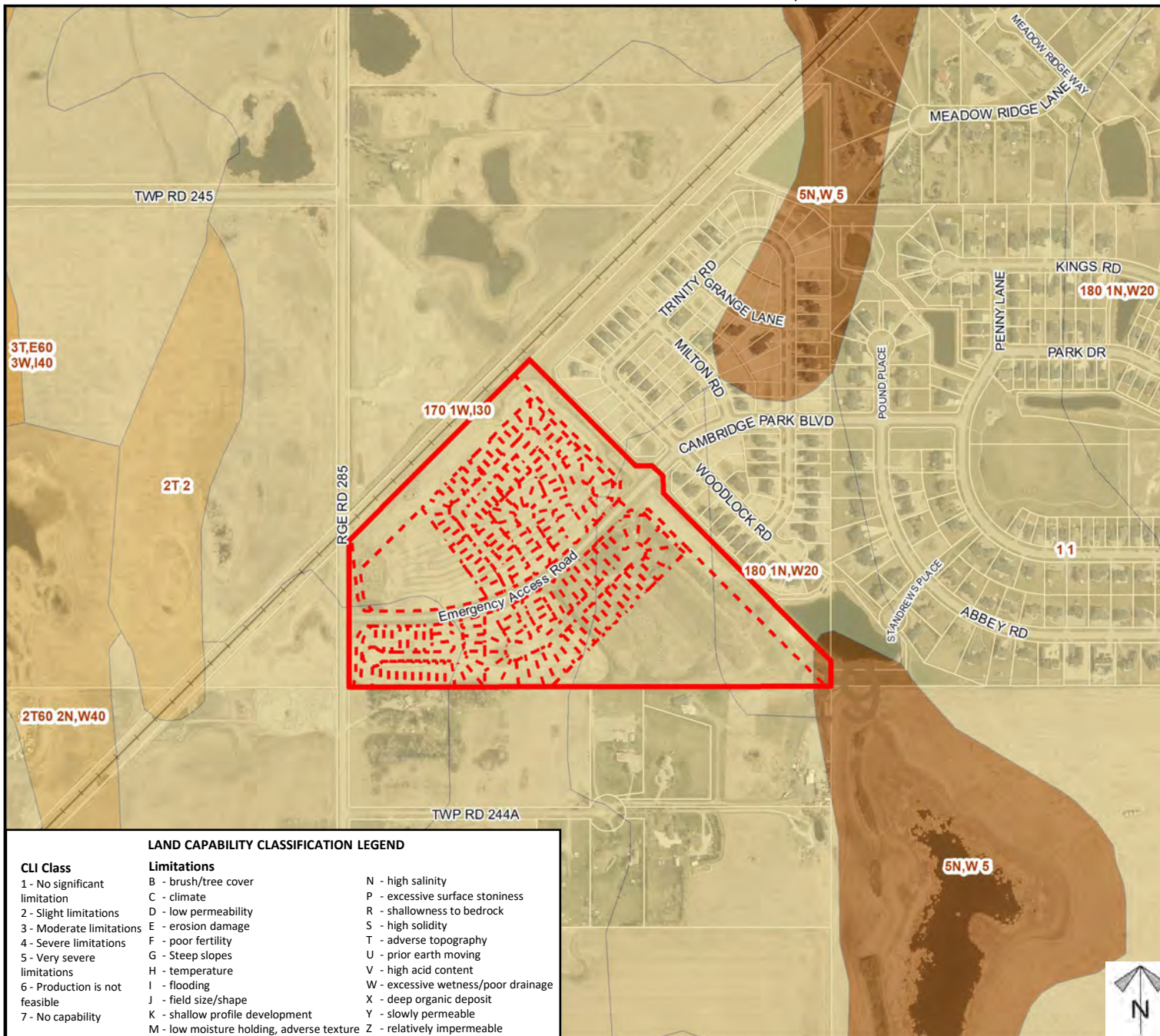
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Soil Classifications

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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
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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Legend



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