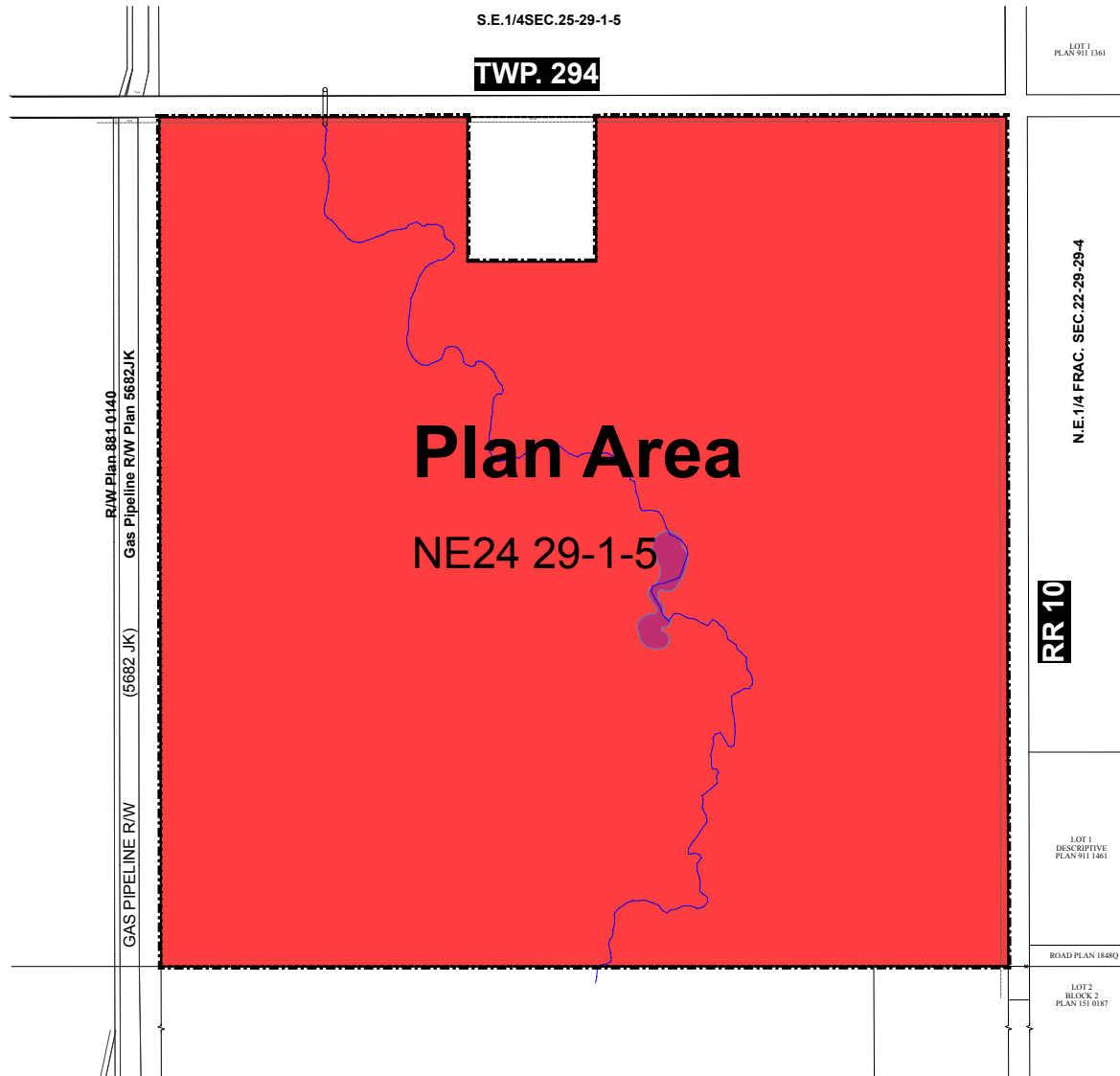




Appin Plan Area

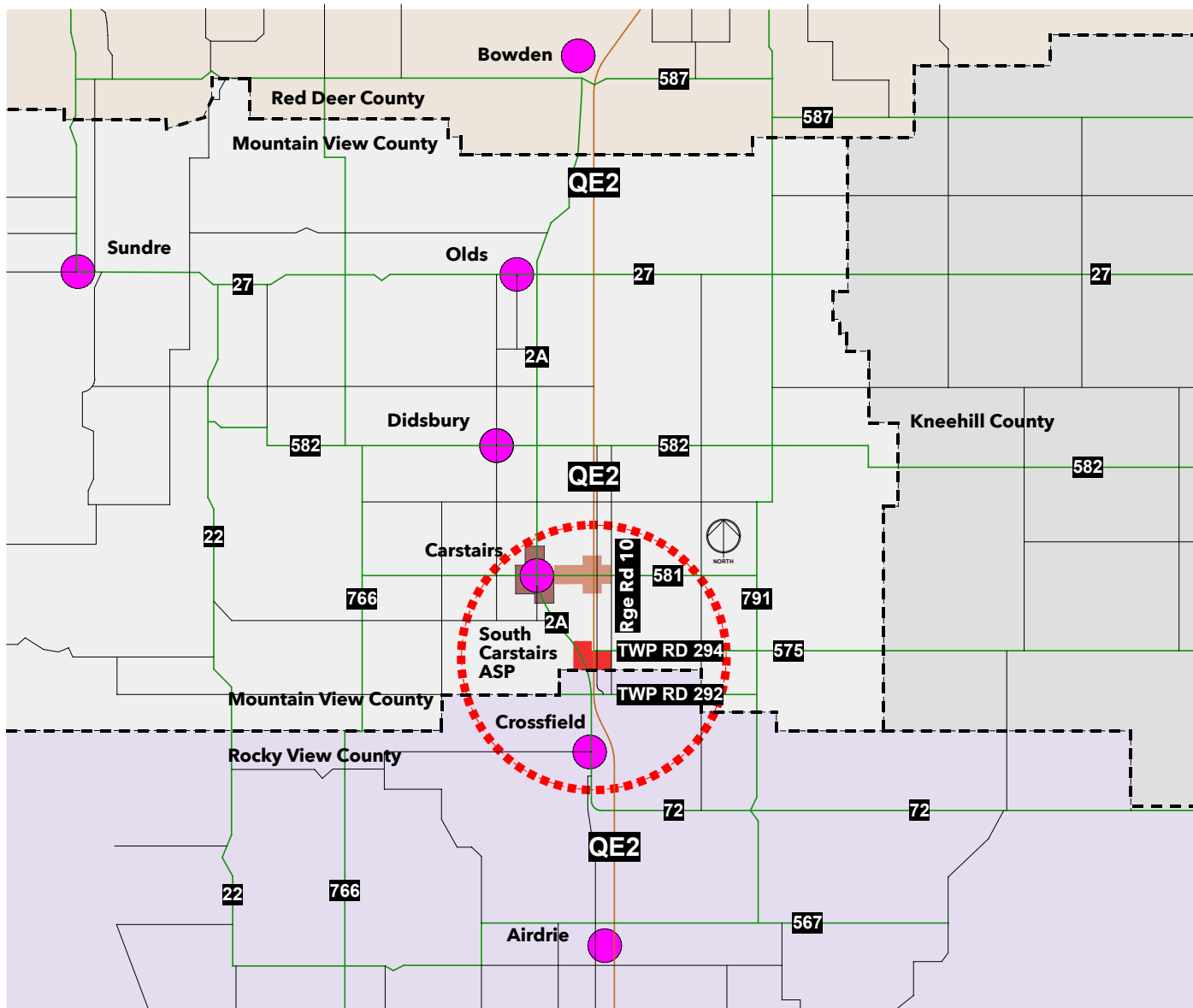
Notes

Plan Area Size 63.03 ha (155.87 ac)



1

Figure



Appin Regional Context Map

 South Carstairs ASP



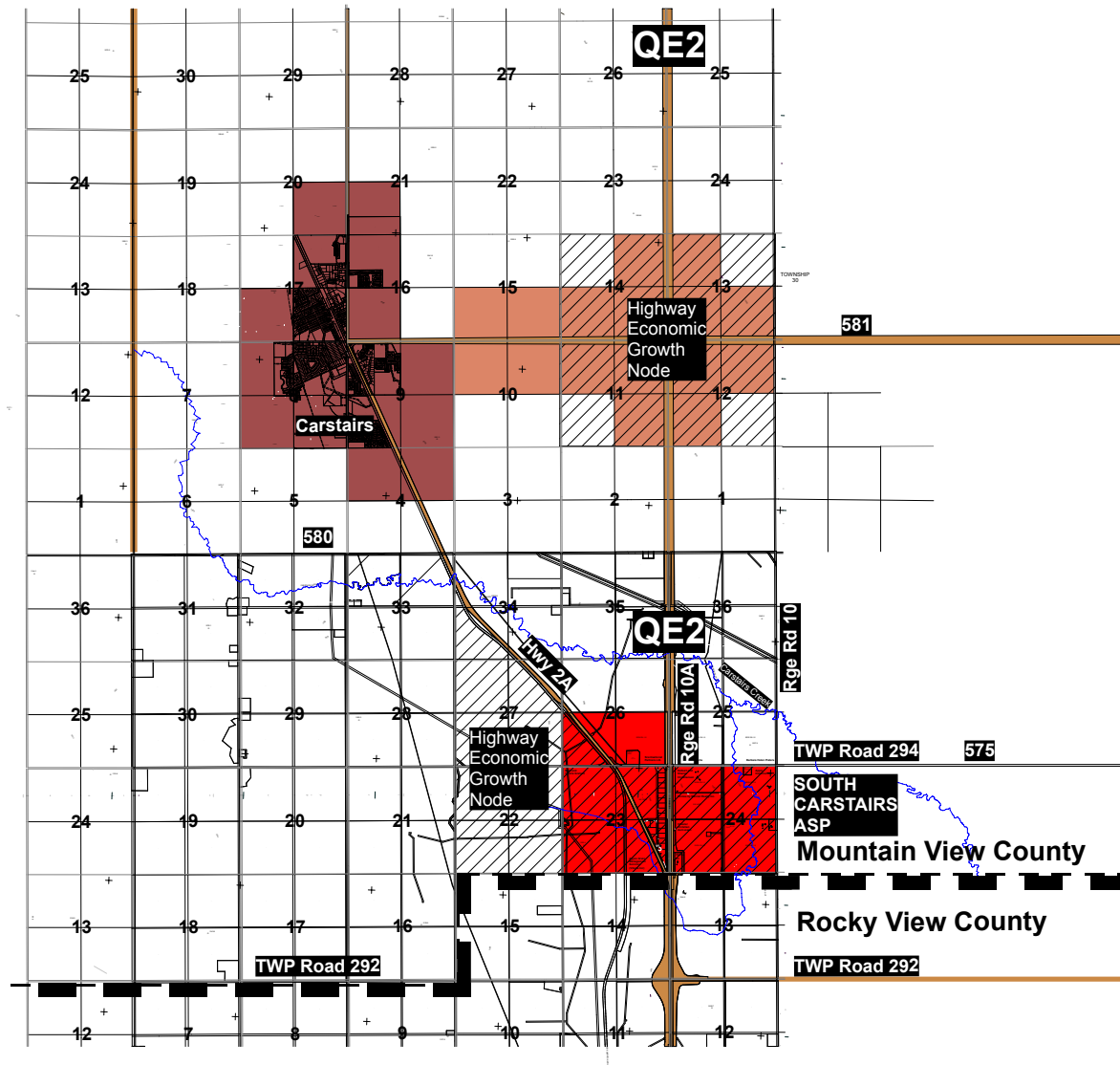
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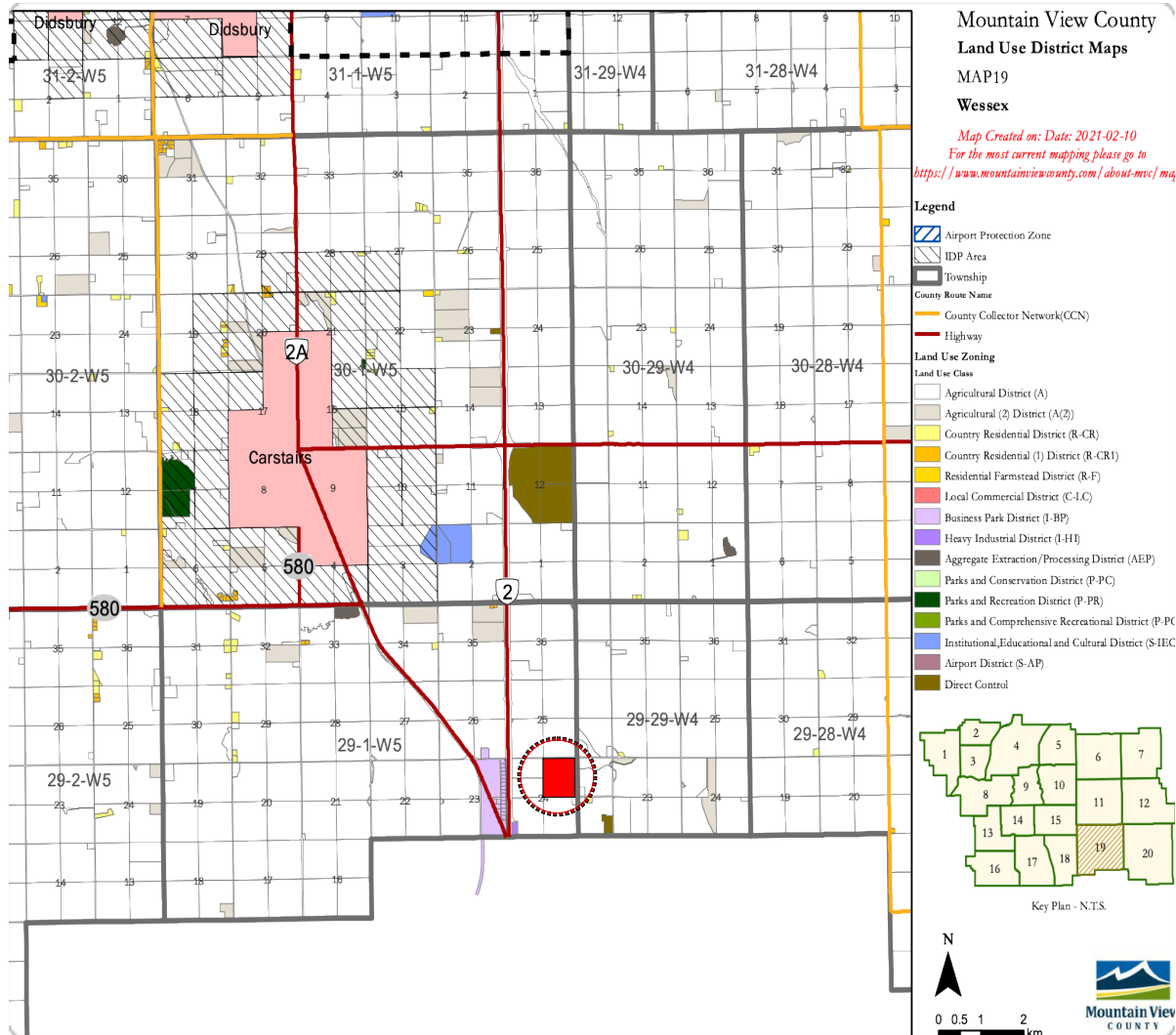
Figure

Appin Intermunicipal Context Map

Notes

- South Carstairs ASP
- Highway Economic Growth Node
- Carstairs





Existing Land Use Context Map

Notes

Appin Site Location

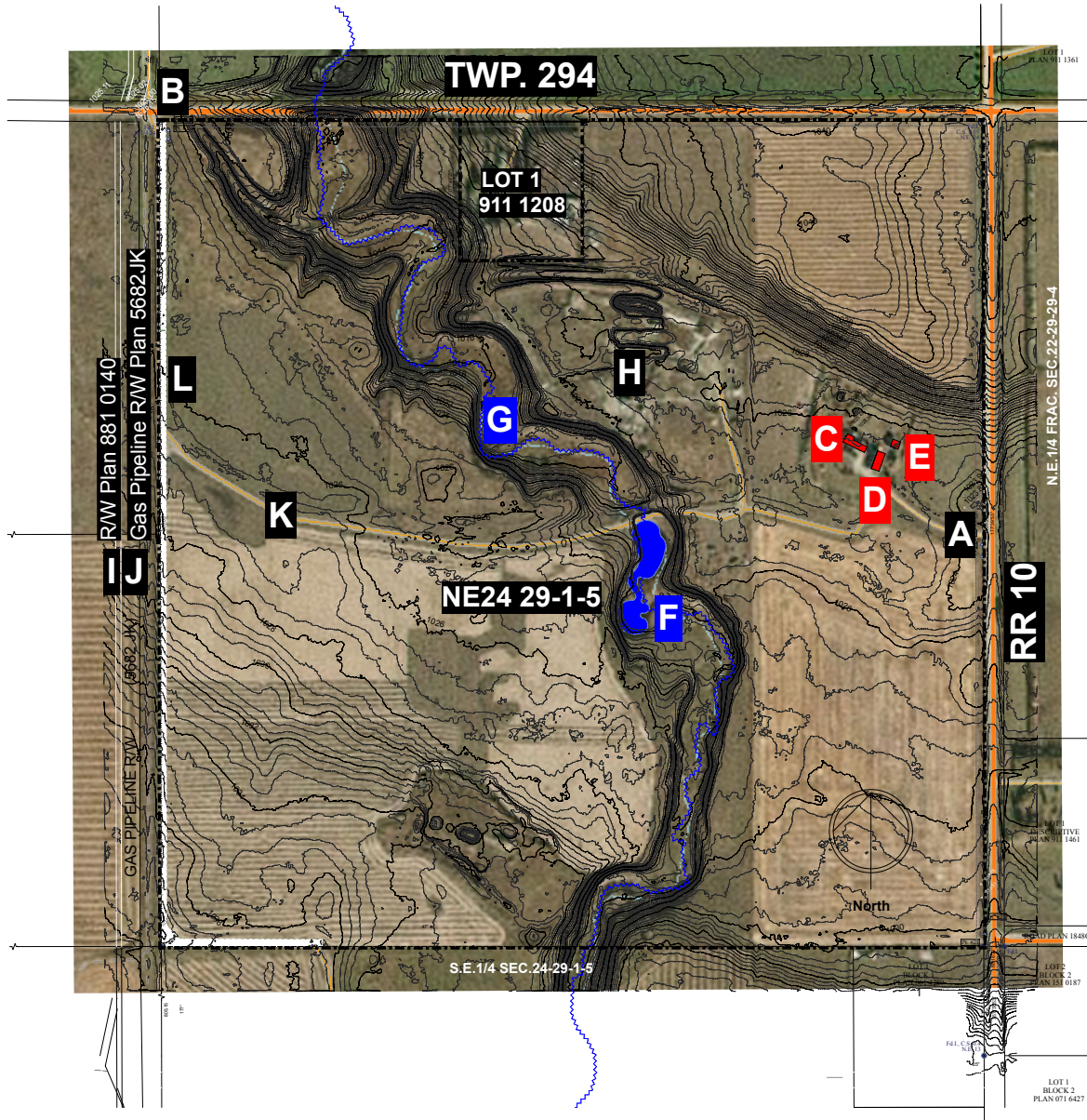
Existing Zoning is A-Agricultural District

Gravel Pit is Aggregate Extraction/Processing District



4

Figure



Appin Existing Site Conditions Map

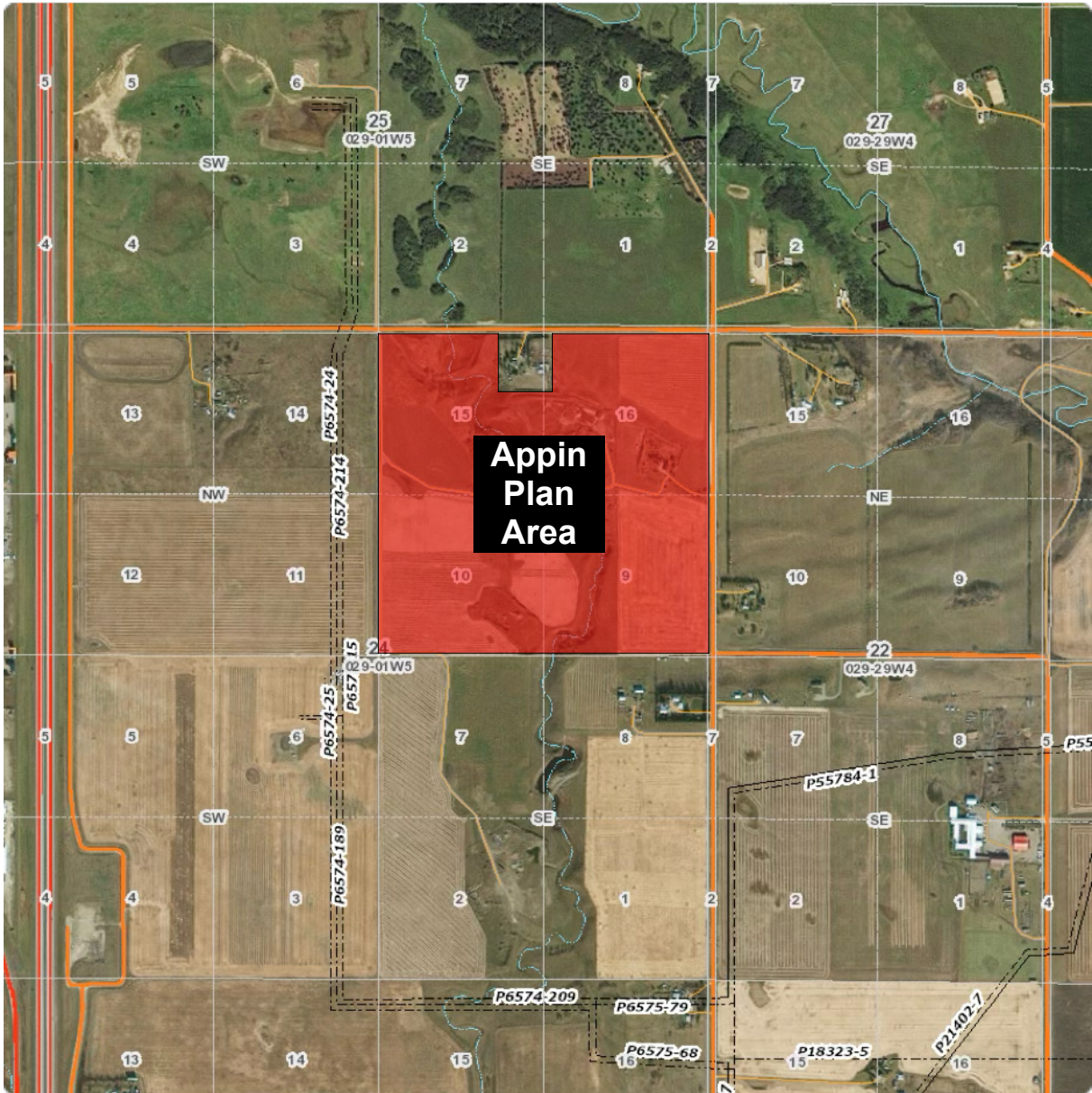
Notes

- Existing 0.5 Contour Intervals
- A** Existing RR 10 Access
- B** Existing TWP Rd Access
- C** Existing Mobile Home
- D** Existing Garage
- E** Existing Shop
- F** Existing Pond
- G** Existing Intermittant Drainage Channel
- H** Existing Gravel Pit (Aggregate Extraction/Processing District)
- I** Abandoned Category 1 Sour Nat. Gas Line
- J** Abandoned Category 1 Fuel Gas Line
- K** Existing Dirt Road
- L** Road Access Easement to be removed



5

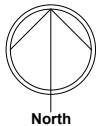
Figure



Appin Regional Gas Pipelines Map

Notes

Map source is from Alberta Energy Regulator



6

Figure

UTM-11 GRID CSF 0.999971 / 1.00002900084102

S.W.1/4
SEC.25-29-1-5

S.E.1/4
SEC.25-29-1-5

LOT 1
PLAN 911 1361

N.W.1/4
SEC.24-29-1-5

N.E.1/4
SEC.24-29-1-5

Riparian Setback
Riparian Boundary

Seasonal Drainage
Course as Surveyed
By Pat Moloney, ALS
September 9, 2022.

600 mm Culvert

Environmental
Reserve Boundary

N.E.1/4 FRAC. SEC.22-29-29-4

RANGE ROAD 10

LOT 1
BLOCK 1
PLAN 081 4632

LOT 1
BLOCK 1
PLAN 061 4289

S.E. 1/4 FRAC.
SEC.22-29-29-4

LOT 1
BLOCK 2
PLAN 071 6427



Appin Surveyed Drainage Channel, Setbacks and Environmental Reserve Map

Notes

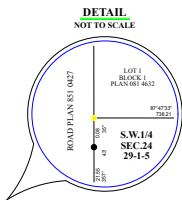
- Seasonal Drainage Course
- Riparian Boundary
- Riparian Setback 8.41 ha (20.79 ac.)
- Environmental Reserve Boundary 8.64 ha (21.35 ac.)



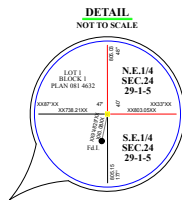
8

Figure

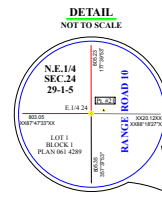
DETAIL
NOT TO SCALE



DETAIL
NOT TO SCALE



DETAIL
NOT TO SCALE

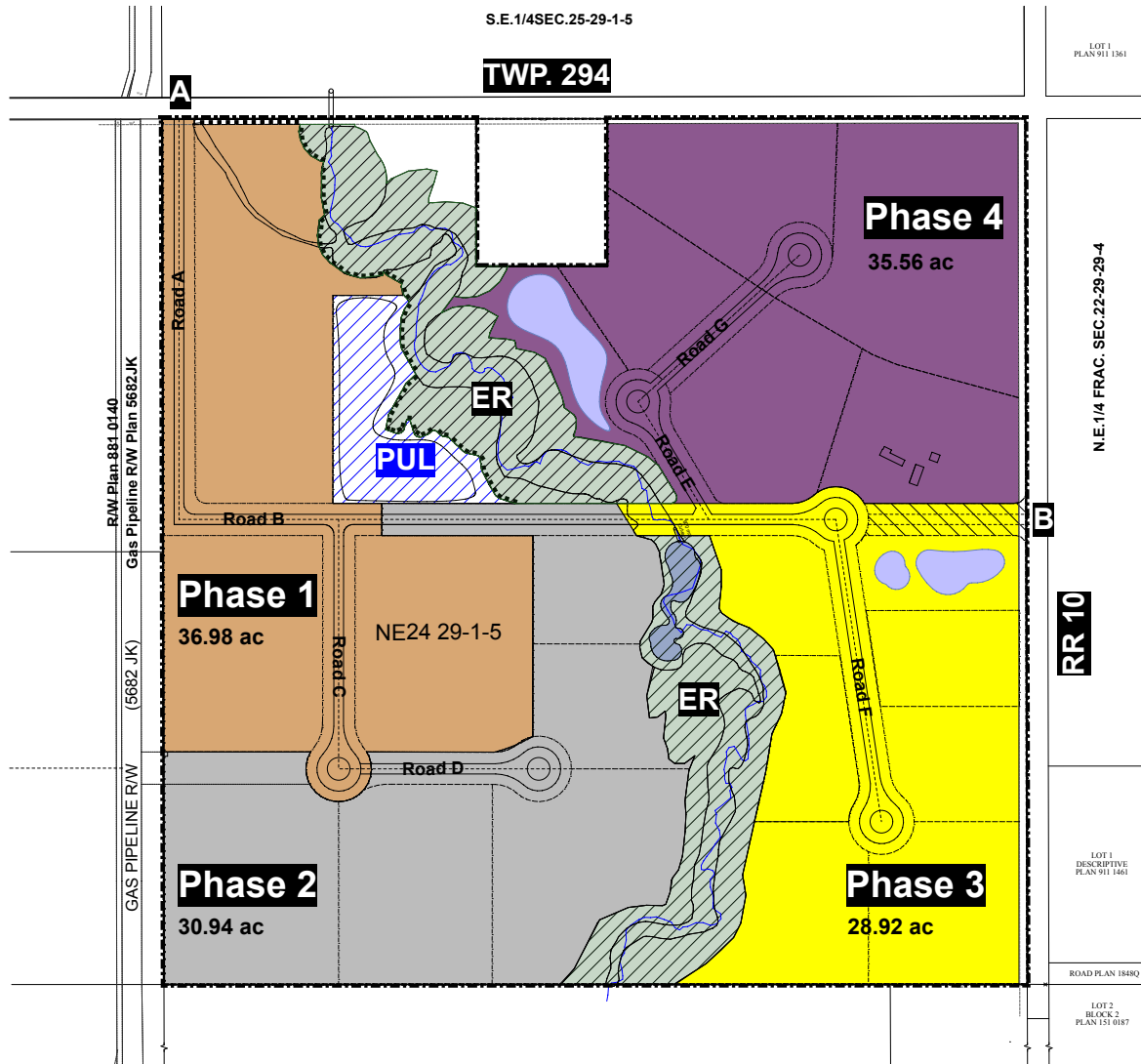




Map source is from Badke Consulting Ltd.



Figure



Appin Phase Area Analysis Plan

Notes

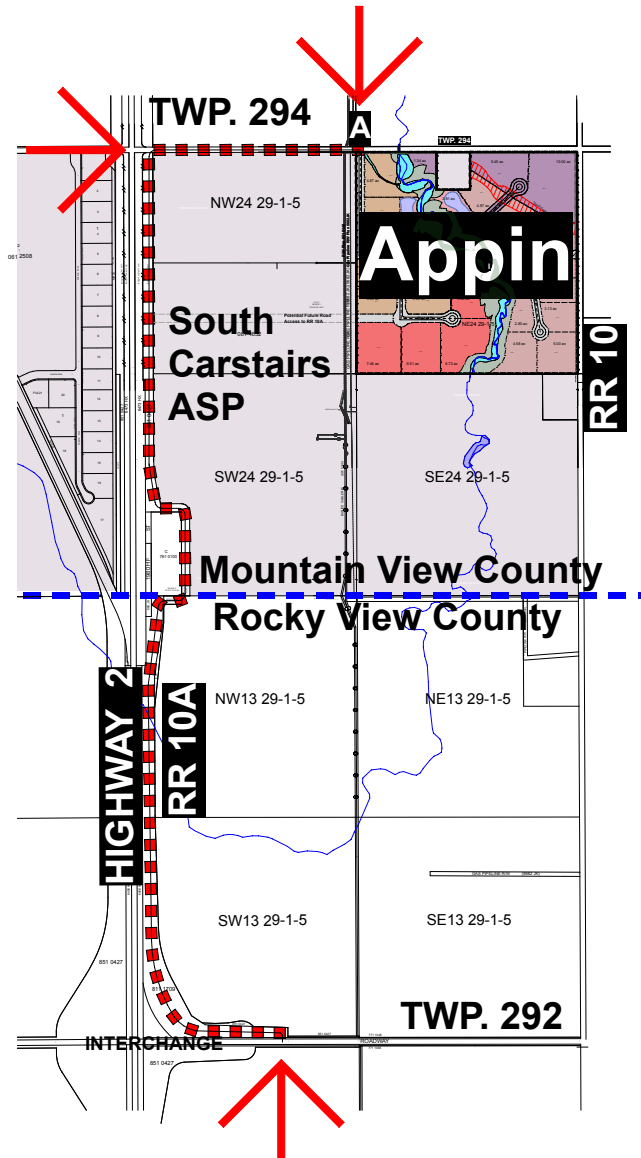
	Phase 1 Area	36.98 ac
	Phase 2 Area	30.94 ac
	Phase 3 Area	28.92 ac
	Phase 4 Area	35.56 ac

Note: Lot lines and phases are conceptual and subject to change.



10

Figure



Appin Regional Transportation Map

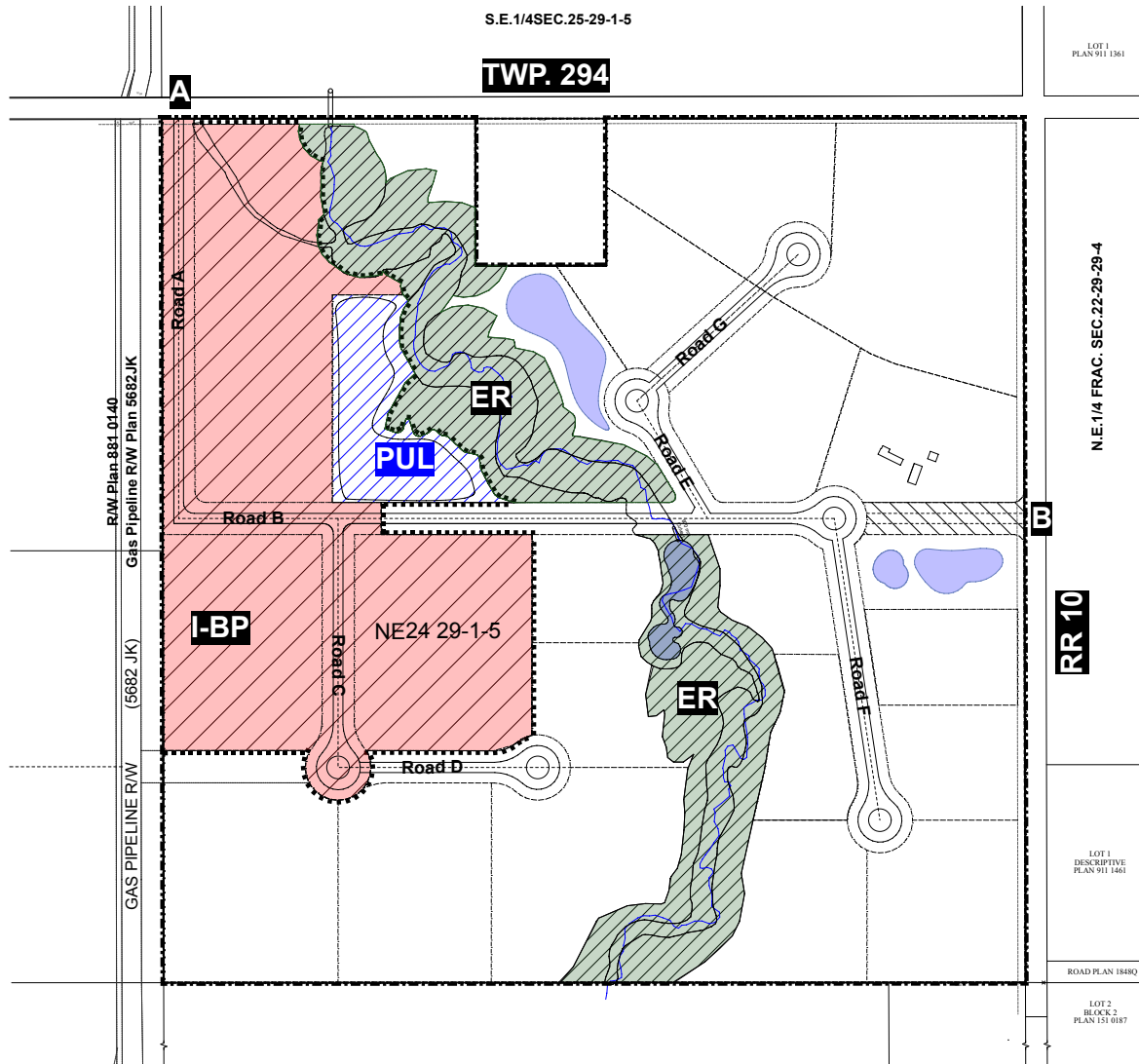
Notes

- ■ ■ ■ RR 10A Traffic Route to Appin from TWP RD 292 to TWP RD 294
- South Carstairs ASP



11

Figure



Appin Phase 1 Land Use Districts

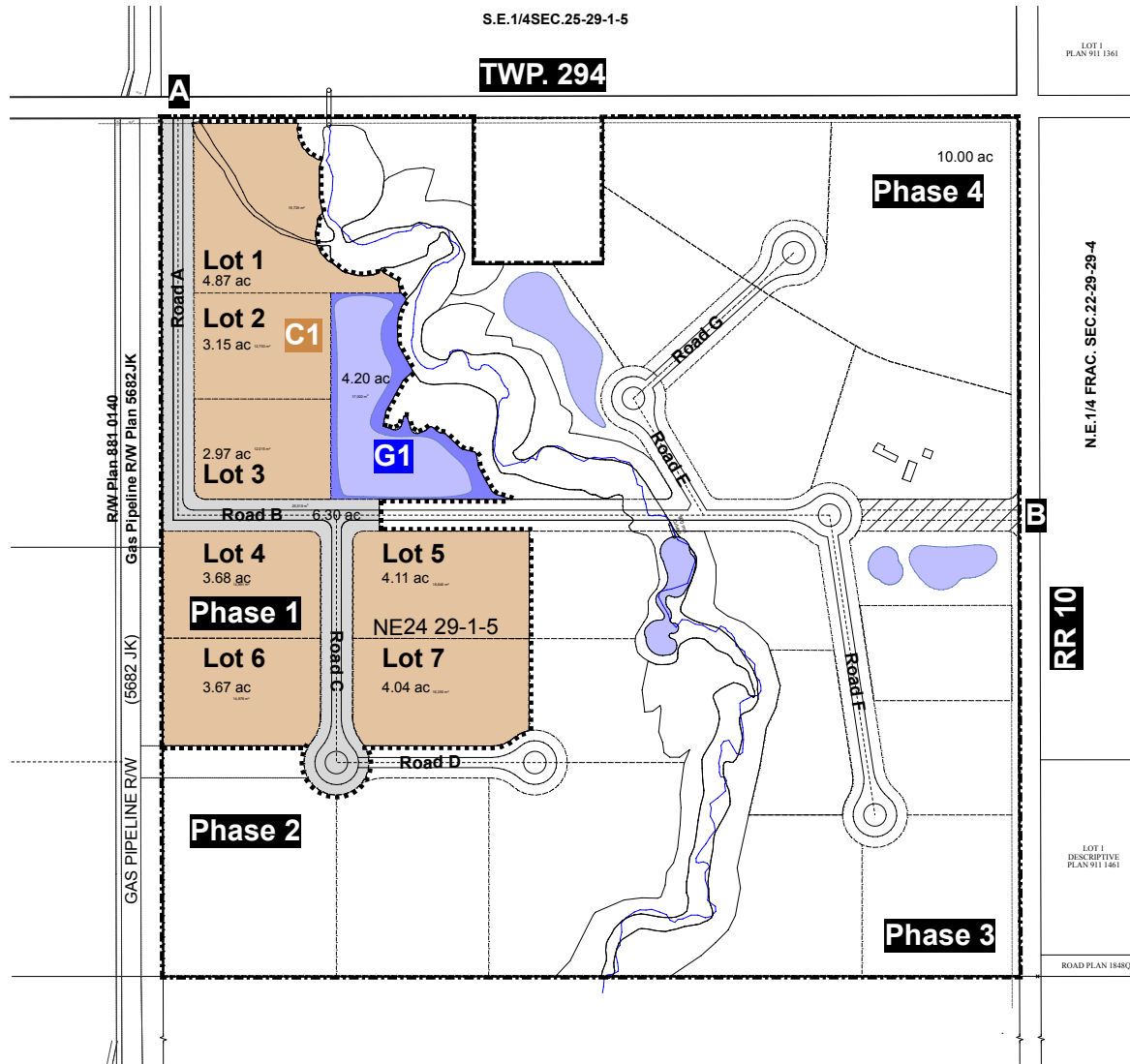
Notes

	I-BP Industrial-Business Park District
	PUL Public Utility Lot
	ER Environmental Reserve



12

Figure



Appin Phase 1 Subdivision Plan

Notes

- A** TWP RD 294 Entry
- C1** Industrial / Commercial Phase 1
- D** Riparian Setback Area
- E** Riparian Area
- G1** West Storm Pond PUL
- H** Seasonal Drainage Course Surveyed 2022

Note: Lot areas are conceptual and subject to change



13

Figure