



April 12, 2023

Wheatland County has received an application for an area structure plan (ASP) amendment, a new area concept plan, and a land use redesignation. Your comments, recommendations, or requirements are welcome, in accordance with the *Municipal Government Act*. To ensure that your comments are considered, please provide your response to the undersigned by the date indicated below.

File Number: PL2023-002

Bylaw Numbers: 2023-08 – Goldfinch Industrial ASP Amendment
2023-09 – CGC Wheatland Wallboard Manufacturing Plant Area Concept Plan
2023-10 – AG → II Land Use Redesignation

Legal Description: NE-10-22-26-W4M & a portion of SE-10-22-26-W4M

Division: 3

Applicant: WSP Canada Inc. (Chen Peng)

Owner: George & Karen Szakaly (CGC Inc., subject to purchase agreement)

Area: ± 86.74 hectares (± 214.33 acres)

Existing Land Use District: Agriculture General District

Proposed Land Use District: Intensive Industrial District

Reserve Status: Outstanding, to be considered at time of future subdivision

Proposal: To amend the Goldfinch Industrial Area Structure Plan, adopt a new Area Concept Plan, and redesignate the subject lands from Agricultural General District to Intensive Industrial District in order to facilitate the future development of a wallboard manufacturing plant.

Reply By: May 12, 2023

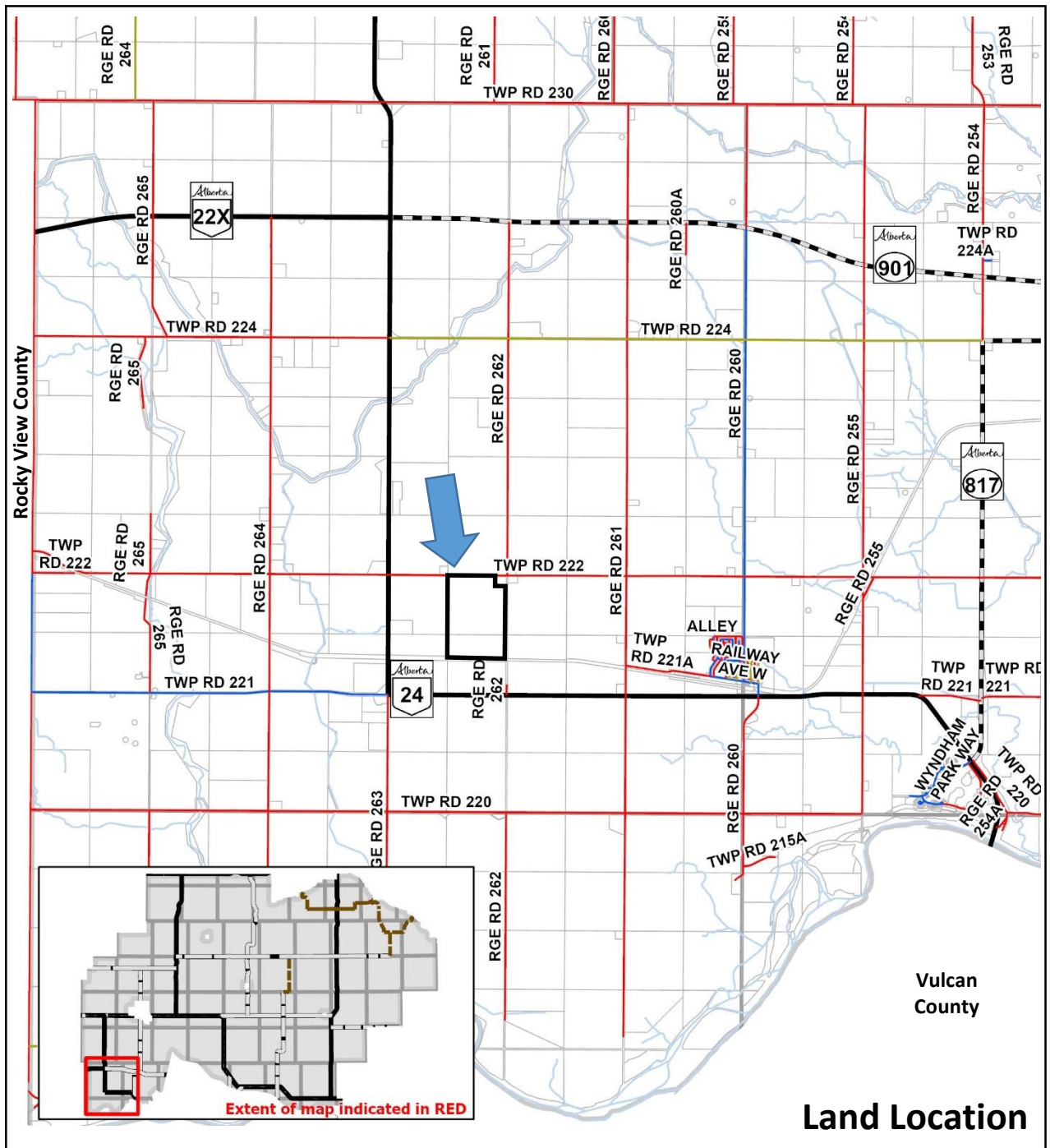
More information, including a copy of the Area Concept Plan, is available on our website at the link below.

[wheatlandcounty.ca/projects-under-review](https://www.wheatlandcounty.ca/projects-under-review)

Thank you for your attention to this application. In your reply, please make reference to our file number, applicant's name, and legal description. All submissions will become part of the public record.

Sincerely,

Stefan Kunz, Acting Manager of Planning and Development
stefan.kunz@wheatlandcounty.ca

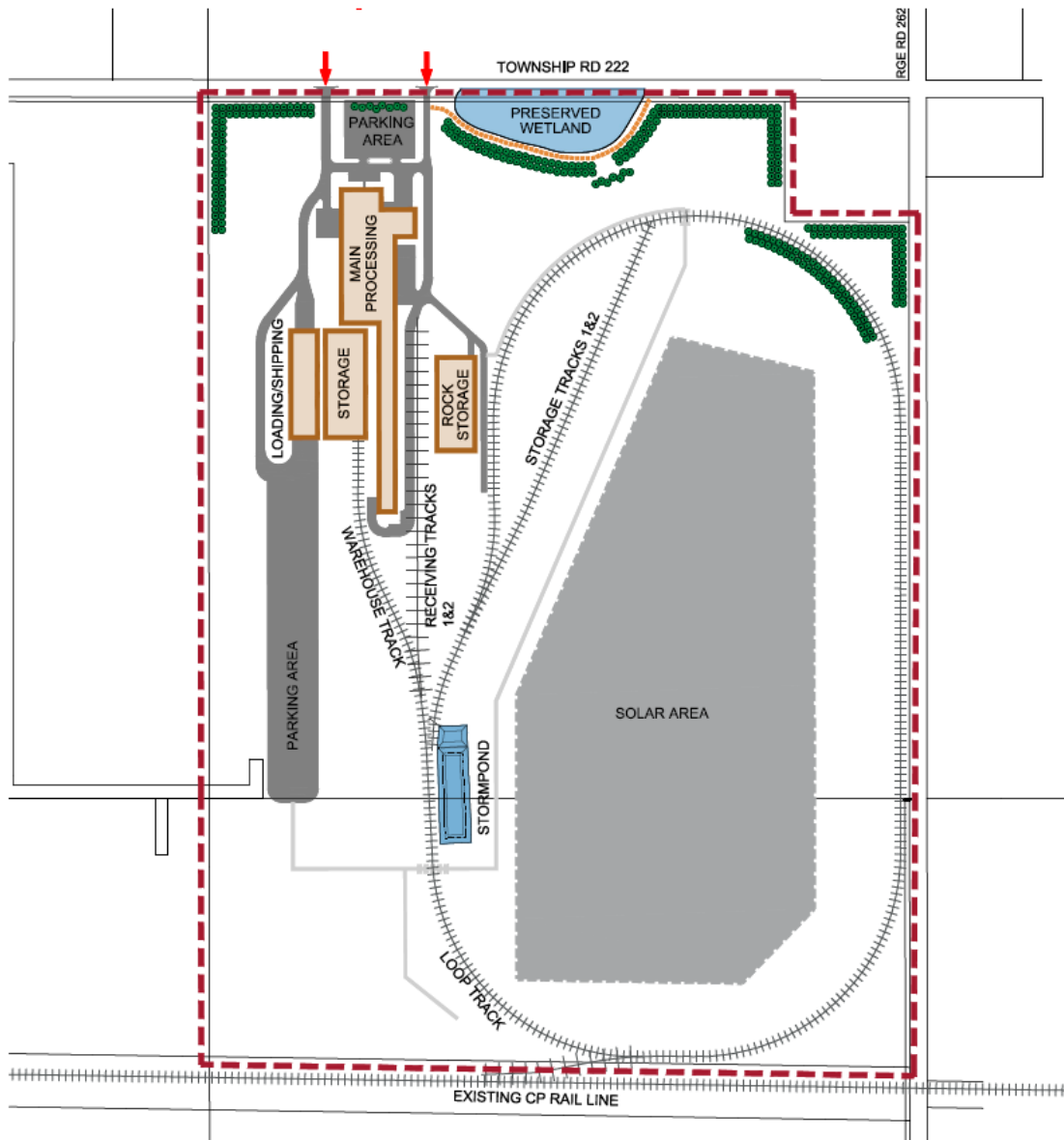


NE-10-22-26-W4M & a portion of SE-10-22-26-W4M

Subdivision Proposal: To amend the Goldfinch Industrial Area Structure Plan, adopt a new Area Concept Plan, and redesignate the subject lands from Agricultural General District to Intensive Industrial District in order to facilitate the future development of a wallboard manufacturing plant.



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Legend

- Plan Boundary
- Pedestrian Trail
- Access Location
- ▨ Trees - Double Row

Note:
The information of the proposed development shown on this plan is for reference purposes only and will be verified at the development Permit stage.

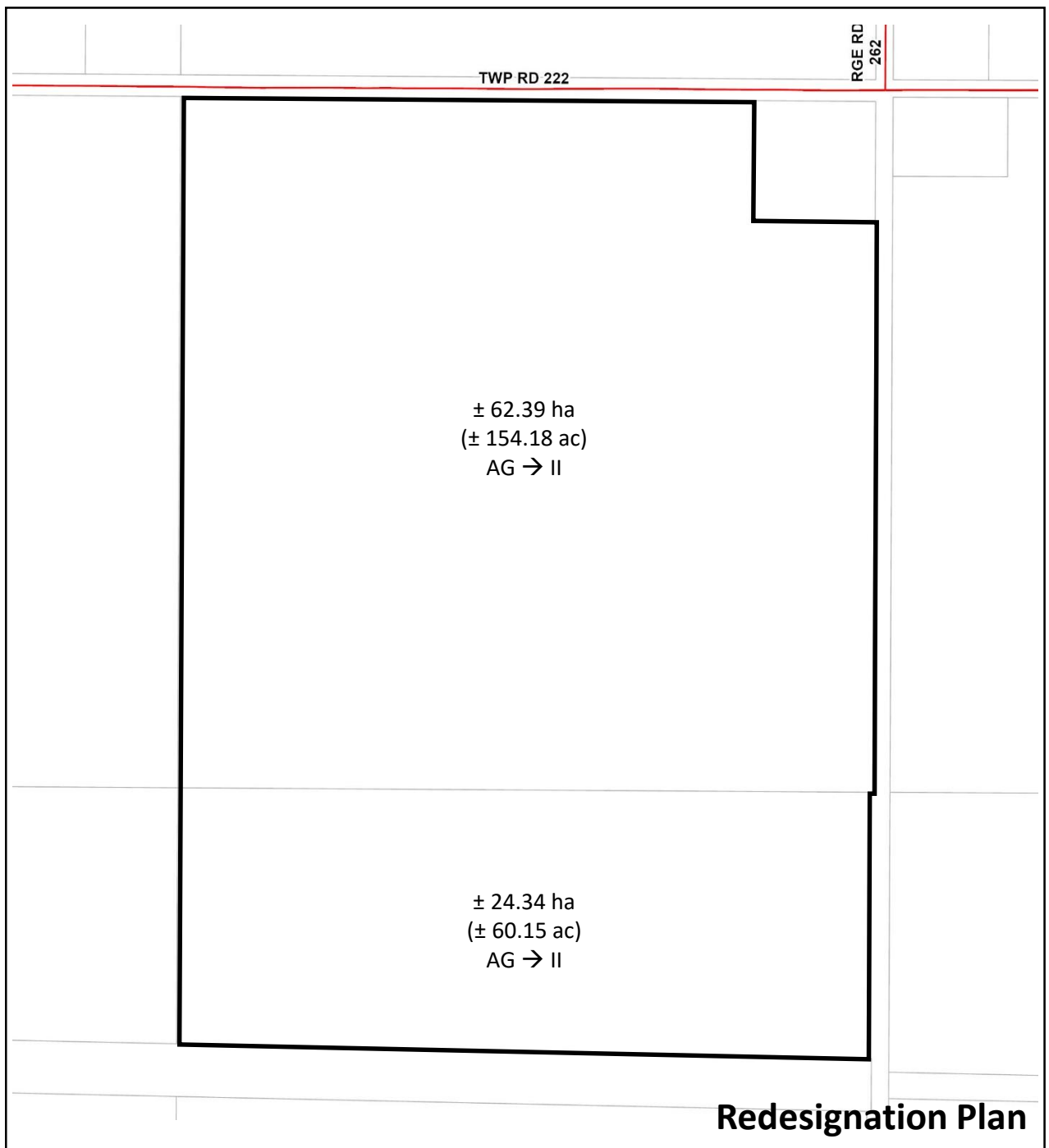
Concept Plan

NE-10-22-26-W4M & a portion of SE-10-22-26-W4M

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Note: Post processing of aerial photography may cause visual distortion.

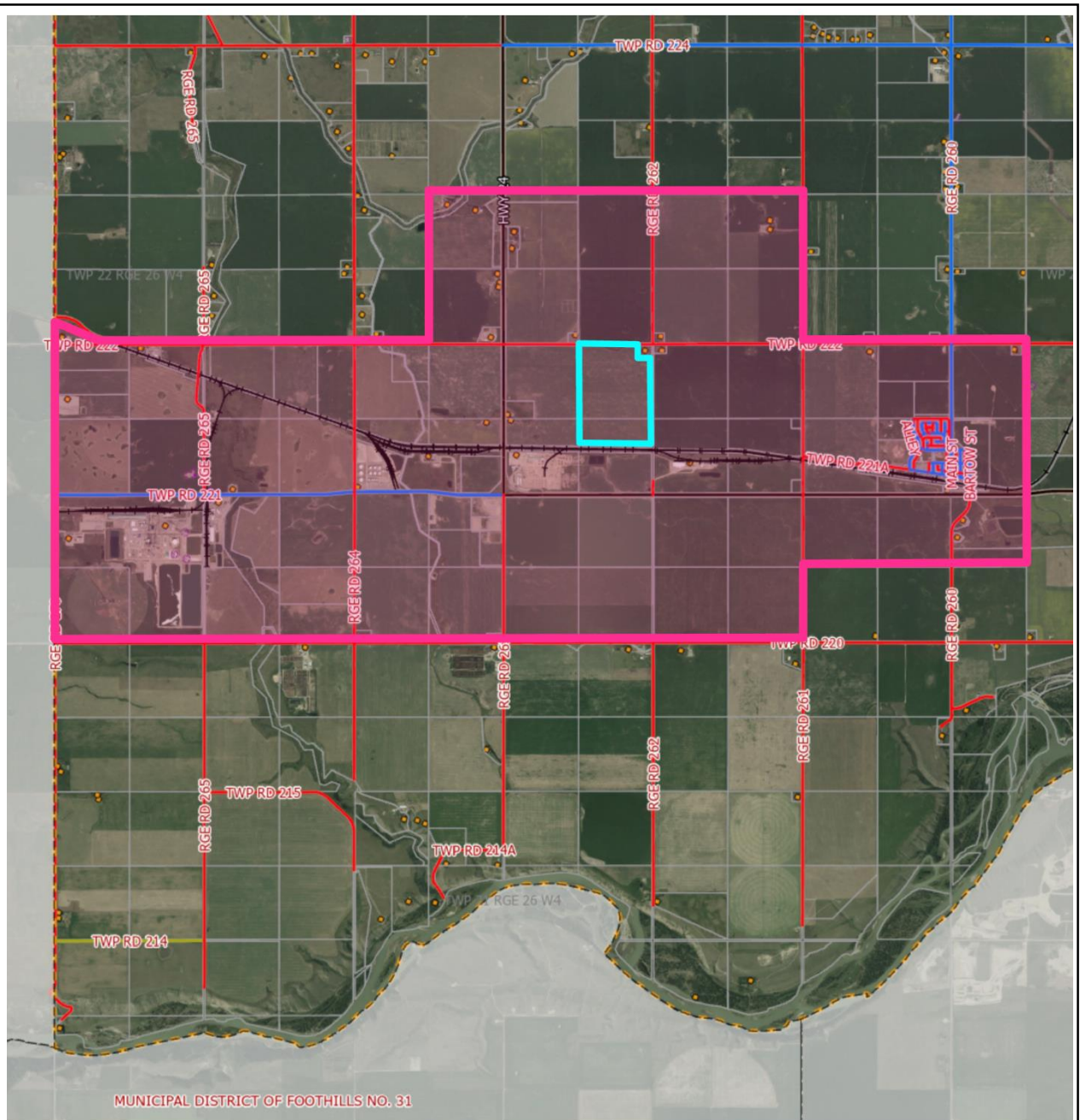
Air Photo

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Adjacent Landowners

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