

Applicant's Submission

May 1, 2019

This application for Land use Redesignation pertains to lands referred to as "Pond E", located south of the existing community of Seton. The purpose of the application is to align the development of constructed storm pond and the Rangeview sanitary trunk line (regional infrastructure) with the appropriate City of Calgary land use district under LUB 1P2007. The storm pond is required to service the Seton community, and the sanitary trunk line is needed to service both Seton and Rangeview.

The lands subject to the redesignation are located south of 210th Avenue SE and west of the original 56th Street SE road allowance. There are three current land uses that are all proposed to be amended to S-CRI to accommodate these utilities, and they are S-FUD, ANRI and undesignated road allowance.

Details related to the location, function and capacity of the storm pond were approved under the Seton outline plan (LOC2017-0047) and conditions of approval indicated that the permanent pond is required to be designated and eventually registered as PUL to the City. This redesignation will satisfy that condition and accommodate the continued development of residential lands in SE Calgary. We have collaborated with Urban Development to ensure the pond meets City requirements.

The sanitary sewer trunk line is an approved utility that extends from Deerfoot Trail to the west. It is a trunk line that will accommodate the balance of development within the Rangeview ASP area.

There are no impacts relating to Growth Management Overlay, as it was removed in 2018 via policy amendment, pertaining to the Seton community.

On behalf of South Seton LP, by its general partner SSGP Inc., and Brookfield Residential (Alberta) LP, by its general partner Carma Ltd. Urban Systems respectfully requests recommendation for approval of the redesignation from the Calgary Planning Commission and approval for the land use to be redesignated as shown in the attached plans by City Council.