

# Applicant Submission

2021 April 23

This application is for the Land Use Redesignation of the parcel: 14119 52 Street NE, Calgary, Alberta.

The lot is approximately 803.5 deep by 100.6m wide. It has an area of 80,801m<sup>2</sup> (20 Acres). It is currently zoned S-FUD. The property has an existing residence, a shop, and a garage. The rear of the lot includes a wetland, which was filled-in in error. The current owners have been in contact with the Province and have a permit with the City to rehabilitate the wetland and restore it back to its original size.

The neighbouring property to the north is S-FUD, and the property to the south is I-O. Properties to the east are S-FUD and I-G. There are a variety of storage and light industrial business operating out of these neighbouring properties.

The owner is applying for a redesignation of the majority of the property from S-FUD to I-O. The owner wishes to use the property for storage of large vehicles, RV units, heavy equipment and trucks, which is similar to the businesses being run out of the neighbouring properties. The S-UN portion of the site will contain the wetland area, which will not be used for storage activities, and the northwest corner of the property will remain S-FUD.