

Applicant Submission

October 12, 2021

Shepard Jacksonport Ltd. is in the process of selling serviced lots to owner user groups within the Ne of Calgary. To date Jacksonport has evolved into a high quality, versatile industrial park which has accommodated and responded to market conditions over the last 10+ years while complimenting and respecting adjacent land use and the respective neighboring developments. The main reason for this land use application is to respond to recent market demand and potential purchaser interest for this parcel. as per the site plan that was included within this application much of the surrounding land to date is designated I-G or I-C. Existing adjacent development is primarily small bay condo style industrial with an I-C land use that has provided much flexibility in accordance with the permitted and discretionary uses under that land use bylaw.

We trust this supports this land use application, and provides a rationale to the land use re-designation request which is the subject of this application. We would welcome the opportunity to discuss this rationale in further detail if administration desires.