

Applicant Submission

July 4, 2022

RICK BALBI ARCHITECT LTD.

This application is for a proposed Land Use Redesignation in the Community of Valleyfield, from Direct Control 14Z98 (C-2) to I-G (Industrial - General) to accommodate a containerized shipping yard and associated buildings.

The site is located over six parcels that include 5002 – 24 Street SE, 2526 – 50 Avenue SE, 2502 – 50 Avenue SE, 2539 – 50 Avenue SE, 5020 Barlow Trail SE and 4990 Barlow Trail SE. The site has a total area of approximately 3 acres. The site is currently vacant, bounded by 49 Avenue SE to the north, 25 Street SE to the east, 50 Avenue SE to the south and Barlow Trail SE to the west. Surrounding development is primarily industrial, reflected by the predominance of the I-G district surrounding the subject site.

The parcel is identified within the Municipal Development Plan as within the large Standard Industrial area that spans from Peigan Trail to the north past 114 Avenue SE to the south and from roughly 24 Street SE to the eastern City limits. The site is further identified within the Southeast Industrial Area Structure Plan (AS) as existing commercial, as a result of a land use redesignation circa 1998.

The existing Direct Control is based on the former C-2 General Commercial District, which is governed by former Land Use Bylaw 2P80. This district would have supported substantial commercial development, but to date the land remains vacant as a result of a number of challenges related to development, including access.

The intent of this application is to support a large containerized shipping operation, which will enable the site to be developed in a viable manner that can utilize existing access options.

The intended amendment will:

- Continue to support the goals of the Municipal Development Plan
- Support viable industrial development of the site now and into the future

Given the above, we would respectfully request your support of this application.