

Applicant Submission

Applicant's Submission

Company Name (if applicable):

Lamont Land LP

LOC Number (office use only):

LOC2023-0038

Applicant's Name:

Josh Grenon

Date:

May 11th, 2023

The applicant owns land located at the NE corner of 52 St SW and 94 Ave SW in Calgary (the "Land"). A portion of the Land already has a land use designation of I-G. The remaining Land for which the change of land use application is being submitted (the "Application Land"), is approximately 4 hectares in size and currently has a land use designation of DC 92Z99 which permitted the former use of the Application Land as an auction site. The auction business conducted on the Application Land closed several years ago. The DC 92Z99 land use designation restricts the potential uses on the Application Land. There are currently three tenants on the Application Land as follows:

- Quality West Sales: A trucking company that transports goods and also sells and rents trailers.
 - Ava: A landscaping company
 - Xpress Transport: A trucking company that transports retail goods and also performs truck repairs for its fleet
- (collectively the "Tenants")

All of these Tenants are conducting uses that are permitted by an I-G land use designation which is the same designation as the area surrounding the Application Land.

City inspectors attended upon the Application Land and advised that the land use designation would need to be changed to I-G in order to permit the three tenants to continue to operate. Accordingly, the applicant has made application to change the land use designation of the Application Land such that the entirety of the Land would be designated I-G. The City has permitted the Tenants to continue to operate so long as the applicant moves forward in good faith with an application to change the land use designation of the Application Land to I-G.

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