

Applicant Submission

2024 April 22

Applicant Statement

*RE: Land Use Redesignation Application
4717 & 5005 144 Ave NE*

O2 has submitted this application to redesignate the two adjacent parcels located at 4717 144 Avenue NE and 5005 144 Avenue NE from the existing S-FUD (Special Purpose – Future Urban Development) District to the I-O (Industrial – Outdoor) District. This redesignation will support the use of the site for outdoor storage uses in keeping with the area’s existing development context.

Site Context

The subject site totals approximately 16.30 hectares (40.28 acres) and is located on the south side of 144 Avenue NE and the east side of Metis Trail. To the north is the municipal boundary with Rocky View County and agricultural development. To the east and south are various outdoor parking and storage uses under the I-O land use district. The west parcel is currently undeveloped, while the east parcel currently operates as an RV Parking and Storage facility under the S-FUD Land Use with an approved Development Permit (DP2018-0706).

Policy Context

The subject site is designated “General Industrial” within the Northeast Residual Policy Plan. This area is intended for a range of future industrial uses but there is no Area Structure Plan in place to guide growth. As the area is not yet municipally serviced, allowable uses are generally limited to outdoor storage and other ‘interim’ uses that do not require municipal servicing. The land use redesignation to I-O is in keeping with this intent and aligns with other existing approvals for I-O lands to the south.

Site Features and Stormwater Management

The eastern parcel contains an existing stormwater management pond on-site, approved as part of the Development Permit conditions. There is a water body located at the northwest portion of the western parcel, which was identified through a Preliminary Natural Site Assessment (PNSA) report as a Brackish Seasonal Graminoid Marsh with a relative value of ‘D’ (low). The construction of Metis Trail in 2008 bisected the natural boundary of a previously existing wetland, degrading the natural value of the on-site wetland and creating two separate wetlands that are now connected via a ditch only during high-volume precipitation.

It is proposed through the approved PNSA that this wetland may either be left undisturbed or proposed for removal through Development Permit design, subject to Water Act approvals. As part of the City’s review of this application, it was confirmed that the City will not require Water Act approvals for the wetland at Land Use. At future subdivision and Development Permit applications, an amendment of the PNSA/or additional information may be required if the Brackish Seasonal Graminoid Marsh is to be impacted.